



COUNCIL REPORT

Report Date: January 6, 2026
Contact: Nick Danford
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VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 800-876 Granville Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATIONS FOR PUBLIC HEARING

- A. THAT the application by Perkins + Will Canada Architects Co., on behalf of Bonnis Properties Inc., the registered owner of the lands located at:
- 800-804 Granville Street [*Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319*];
 - 810-816 Granville Street [*Lots 3 and 4 Block 63 District Lot 541 Plan 210; PIDs 015-463-265 and 015-463-290, respectively*];
 - 820 Granville Street [*Lot 5 Block 63 District Lot 541 Plan 210; PID 004-322-266*];
 - 830 Granville Street [*Parcel C Block 63 District Lot 541 Group 1 New Westminster District Plan BCP18234; PID 026-321-408*];
 - 834 Granville Street [*Lot 8 Block 63 District Lot 541 Plan 210; PID 015-463-389*];
 - 838-870 Granville Street [*Lots 9 to 14 Block 63 District Lot 541 Plan 210; PIDs 015-463-419, 015-463-460, 015-463-524, 015-463-621, 015-463-672 and 015-463-729, respectively*]; and
 - 872-876 Granville Street [*Lot B Block 63 District Lot 541 Group 1 New Westminster District Plan BCP277; PID 025-444-638*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 42-storey (north tower) and 38-storey (south tower) buildings connected with a five-storey podium, containing 523 rental units, of which 73 studio units will be secured at below-market rents, commercial uses on the ground floor, hotel use in the podium, retention, preservation and designation of the Commodore Ballroom and retention and designation of four heritage building facades, a maximum building height of 134 m (440 ft.) and a total floor area of 64,700 sq. m (696,425 sq. ft.), be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins & Will Architects, received March 5, 2025;

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

- B. 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 to allow the demolition of 73 SRA-designated rooms at 872-876 Granville Street, subject to:
- (i) enactment of the proposed CD-1 By-law;
 - (ii) issuance of the associated development permit; and
 - (iii) the owner entering into a Housing Agreement in accordance with the conditions of enactment.
- C. THAT if the Council approves, in principle, the rezoning proposed in Recommendation A and the Housing Agreement described in Part 2 of Appendix B, and approves the Single Room Accommodation (SRA) Demolition Permit in Recommendation B, 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 the General Manager of Planning, Urban Design and Sustainability;
- D. THAT the heritage designation of the following as protected heritage property be approved in principle:
- (i) the Granville Street and Robson Street façades of the building known as the “Service Building”, located at 800-804 Granville Street [Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319];
 - (ii) the Granville Street façade of the building known as the “Cameron Block”, located at 810 Granville Street [Lot 3 Block 63 District Lot 541 Plan 210; PID 015-463-265];

- (iii) the Granville Street façade of the building known as the “Allen Rooms”, located at 816 Granville Street [Lot 4 Block 63 District Lot 541 Plan 210; PID 015-463-290];
- (iv) the structure and exterior envelope and exterior building materials of the building known as the “Commodore Ballroom”, located at 838-870 Granville Street [Lots 9 to 14 Block 63 District Lot 541 Plan 210; PIDs 015-463-419; 015-463-460; 015-463-524; 015-463-621; 015-463-672 and 015-463-729 respectively]; and
- (v) the Granville Street façade of the building known as the “Norfolk Rooms”, (commonly known as the State Hotel), located at 872-876 Granville Street [Lot B Block 63 District Lot 541 Group 1 New Westminster District Plan BCP277; PID 025-444-638];

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

- E. THAT subject to approval in principle of the rezoning, the following properties be added to the Vancouver Heritage Register:

- (i) the building known as the “Service Building”, located at 800-804 Granville Street [Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319];
- (ii) the building known as the “Cameron Block”, located at 810 Granville Street [Lot 3 Block 63 District Lot 541 Plan 210; PID 015-463-265]; and
- (iii) the building known as the “Allen Rooms”, located at 816 Granville Street [Lot 4 Block 63 District Lot 541 Plan 210; PID 015-463-290].

- F. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, 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-law.

- G. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of

rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 800-876 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development with 42-storey (north tower) and 38-storey (south tower) buildings connected with a five-storey podium, containing 523 secured rental units, including 73 studio units to be secured at below-market rents, commercial uses on the ground floor, hotel use in the podium, retention, preservation and designation of the Commodore Ballroom and retention and designation of four heritage building facades.

This application meets the intent of the *Granville Street Plan* and other applicable policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

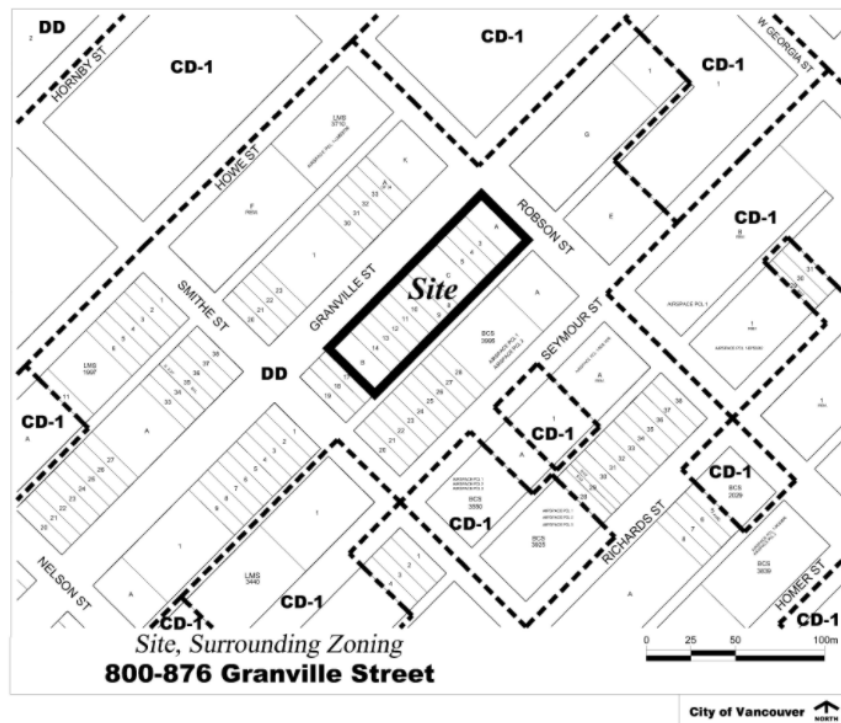
Context and Background

1. Site and Context

The subject site is located on the southeast corner of the intersection of Granville and Robson Streets, extending south for the majority of the east side of the 800 block of Granville Street (see Figure 1). The site is comprised of 13 parcels and is currently developed with two to five-storey mainly commercial buildings. The site includes five historic buildings, two of which are listed on the Vancouver Heritage Register: the Commodore Ballroom (838-870 Granville Street) is an entertainment venue, and the State Hotel (872-876 Granville Street), hereafter referred to as Norfolk Rooms, is a vacant heritage building that is subject to the Single Room Accommodation (SRA) By-law.

The site is located toward the south end of Granville Street within the Downtown and surrounding sites contain residential, commercial and arts, culture and entertainment uses. Nearby developments range in height from a single storey to buildings in excess of 30-storeys.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Granville Street Plan (2025)** – The *Granville Street Plan* (the Plan) provides a 20-year framework for change, development, and public benefits along Granville Street between Robson and Drake streets. It envisions transforming Downtown Granville Street into a vibrant, welcoming, and safer cultural district, prioritizing protection and enhancement of existing cultural spaces and strengthening live music performance and other cultural uses. The proposal for this site is within the City Centre sub area of the Plan and aligns with these objectives.
- Downtown Rezoning Policy (2009, amended 2025)** – The *Downtown Rezoning Policy* allows consideration for rezonings on sites within the City Centre sub area for residential and non-residential developments up to the underside of the most restrictive view cone, and a maximum density subject to urban design performance.
- Heritage Policies (2020, last amended 2024)** – The [Heritage Policies](#) stipulate that rezoning should not result in the demolition or severe alteration of a heritage property. To be considered favourably for rezoning, the heritage property on a rezoning site must be preserved, a high level of retention and conservation proposed, and it must be seismically upgraded. Legal protection of the heritage resource is required.
- Hotel Development Policy (2025)** – This policy was adopted in response to a critical shortage of hotel rooms in Vancouver, with occupancy rates exceeding 90% during peak seasons and average daily rates significantly above the national average. 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, tech, and life sciences.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a mixed-use development with 42-storey (north tower) and 38-storey (south tower) buildings connected with a five-storey podium. It includes 523 rental units, with 2,171 sq. m (23,369 sq. ft.) of the residential floor area (73 studio units) at below-market rents, commercial uses on the ground floor, hotel use in the podium, and a bike hub located between two towers. The proposal also includes the conservation of five existing historic buildings (Service Building, Cameron Block, Allen Rooms, Commodore Ballroom and Norfolk Rooms) and their designation as protected heritage properties.

The proposal includes a floor area of 64,700 sq. m (696,425 sq. ft.) and a building height of 134 m (440 ft.).

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

Figure 2: Proposed Building Looking East



2. Form of Development

Height and Density – The proposed height and density are consistent with the intent of the *Granville Street Plan*.

Tower Separation – The proposed north tower provides adequate separation to ensure livability and privacy for adjacent existing and future towers. Staff have included conditions to ensure the south tower maintains appropriate separation from potential future developments, as outlined in Appendix B.

Tower Floorplate – The Residential Tower Floor Plate Size Bulletin allows floor plates up to 745 sq. m (8,000 sq. ft.) for towers over 40 storeys, subject to urban design performance, including bulk, sunlight access on Granville Street, and privacy for adjacent sites.

The proposed floor plates of approximately 820 sq. m (8,850 sq. ft.) for the north tower and 580 sq. m (6,275 sq. ft.) for the south tower. Although the north tower exceeds the maximum, its triangular geometry reduces perceived bulk and helps create additional openness to the sky between adjacent towers.

Public Realm – The proposal supports the *Granville Street Plan* by reinforcing the area's historic entertainment character and enhancing street-level activity through active ground-floor uses, a human-scaled podium, patios, seating areas, and a proposed bike hub. An upper-level terrace adds further visual interest. Conditions in Appendix B aim to strengthen pedestrian vibrancy at grade.

Amenity Space – The application provides an appropriate amount of indoor and outdoor common amenity space, including shared balconies for studio and one-bedroom units with commensurate space allocated on each floor for all residents. Private balconies are also provided for all family units in accordance with the *High-Density Housing for Families with Children Guidelines*.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets urban design guidelines. Key urban design considerations for this application are summarized below (Figure 3).

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Tower Separation	24.4m (80 ft.) Equitable 12.2m (40 ft.) to the shared property line	Approx. 21 m (70 ft.) South tower	Re-development potential of neighbouring properties	Condition to ensure sufficient tower separation to the adjacent sites.
Tower Floorplate	745 sq. m (8,000 sq. ft.) Over 40 storeys	820 sq. m (8,850 sq. ft.) North tower	Massing Bulk Pedestrian realm	Staff support the larger floorplate given the unique geometry to enhance openness and visual permeability between towers
Livability Private outdoor space (Balcony)	Open balcony space for all units include studio and 1bedroom unit.	Shared balcony space for studio and 1bedroom units.	Livability Access to sunlight	A condition has been included to optimize the orientation and configuration of shared balconies for improved livability and environmental performance.

- **Natural Assets** – The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Twelve City-owned trees are proposed to be protected. See Appendix B for landscape and tree conditions.
- **Urban Design Panel (UDP)** – UDP reviewed this application on June 18, 2025 and supported the proposal with recommendation. Refer to the full [meeting minutes](#) for the panel's comments and recommendations. Staff have included rezoning conditions summarized above in Appendix B to respond to the panel's recommendations.

3. Heritage

The rezoning site along the 800-block of Granville Street includes two heritage properties already listed in the Vancouver Heritage Register (VHR) – Commodore Ballroom (1929) and Norfolk Rooms (1910). It also includes three historic buildings that were evaluated for addition to the VHR – Service Building (1922), Allen Rooms (1913), and Cameron Block (1912). The primary conservation strategy contemplated for the Commodore Ballroom is preservation by way of retaining the existing exterior and structure of the building. The primary conservation strategy contemplated for the other four heritage buildings (Norfolk Rooms, Cameron Block, Allen Rooms, and Service Building) is rehabilitation by way of façade-only retention. The façades of the Norfolk Rooms, the Cameron Block, the Allen Rooms, and the Service Building are to be designated as protected heritage property. The exterior structure and building envelope of the Commodore Ballroom are to be designated as protected heritage property.

Heritage Designation By-law

Heritage Value and Character – Statements of Significance (SOS) for each of the existing heritage buildings within the rezoning site are provided in Appendix F. They are contained within the corresponding [Conservation Plans](#) prepared by the heritage consultant (Luxton). Each statement contains a brief description of the historic place, an identification of the key heritage values assigned to the historic place, and a list of its principal character-defining elements.

The five heritage buildings are valued as fine examples of work designed and built by prominent architects before and after the First World War. They are significant for their association with the development of Vancouver after the arrival of Canadian Pacific Railway, and also the development of Granville Street as a definitive entertainment and theatre district of the region. In particular, the Commodore Ballroom is an important cultural venue, along with the Capitol Theatre (820 Granville Street, demolished in 2005) and the Orpheum Theatre (884 Granville Street), which is designated as a protected VHR-listed heritage property and as a National Historic Site of Canada.

Condition and Viability of the Heritage Properties – The condition and viability of the heritage buildings that will be conserved are based on a preliminary structural memo (Fast + Epp) and Conservation Plans (Luxton). Their assessments were limited to cursory seismic review of the Commodore Ballroom, and street-level visual review of the other four heritage buildings conducted within the past two years. The reports focused on the feasibility of retention and requisite upgrades to bring the existing structures up to an acceptable level as a result of the contemplated multi-storey form of development.

The structure of the Commodore Ballroom is described as primarily a mix of loadbearing concrete and brick bearing walls and steel columns, supporting steel beam and timber floor joists. The report identified that full building retention and rehabilitation of the Commodore Ballroom is viable, including voluntary seismic upgrading to S3 level, and alternative solutions to maintain its original exterior and structure intact.

The report acknowledged that the retention and rehabilitation of the primary structures of the other four heritage buildings will not be viable. Instead, temporary bracing will be erected to support the heritage façades being retained in-place along the streets during demolition. The retained heritage façades will be repaired, seismically upgraded, and ultimately connected to the new structure of the contemporary multi-story building. Along the laneway, the historic façades will be reconstructed as an interpretation of the original form and massing of the heritage buildings.

Heritage Conservation Plans – Conservation Plans for each of the five heritage buildings were prepared by the applicant's heritage consultant (Luxton), and they identify rehabilitation as the overall conservation strategy for the rezoning site to accommodate the construction of the contemplated multi-storey form of development behind and above the retained and reconstructed components of the existing heritage buildings.

The primary conservation strategy contemplated for the Commodore Ballroom is preservation by way of retaining the existing exterior and structure of the building. The primary conservation strategy contemplated for the other four heritage buildings (Norfolk Rooms, Cameron Block, Allen Rooms, and Service Building) is rehabilitation by way of façade-only retention.

Compatibility with Community Planning Objectives and Land-use Policy – The proposed rezoning supports the intent of the *Granville Street Plan* to identify and protect priority sites as heritage properties to promote cultural heritage conservation. The façade retention of four historic buildings will preserve the historic streetscape of this special character area. The full-building retention and rehabilitation with seismic upgrading of the Commodore Ballroom will preserve its heritage value associated with its historic use as an iconic cultural venue in Vancouver and the Pacific Northwest region.

Financial Support to Enable Heritage Conservation – The owner voluntarily commits to having the three historic buildings added to the Vancouver Heritage Register (VHR): Service Building, Allen Rooms and Cameron Block. Prior to enactment of the Heritage Designation By-law, the owner will sign an agreement to be registered on title to the site explicitly accepting the resulting development advantages to be gained from this rezoning thereby, as full compensation for the heritage designation of the heritage building's exterior and the obligations to rehabilitate and conserve the heritage buildings. Along with the Norfolk Rooms and the Commodore Ballroom, both of which are already VHR-listed, all retained and conserved components of the five heritage buildings will be protected in perpetuity through municipal designation by-laws, and registered on title to secure their conservation and long-term maintenance.

Vancouver Heritage Commission – The Vancouver Heritage Commission reviewed an application to rezone the site on [June 9, 2025](#), which include the full-building retention and rehabilitation of the Commodore Ballroom, and façade-only retention of the other four existing heritage buildings.

The Commission endorsed: the proposed Conservation Plans for the five heritage buildings; the addition of Service Building, Allen Rooms and Cameron Block to the Vancouver Heritage Register; and the designation of the conserved and structurally upgraded components of the five existing historic buildings as protected heritage properties.

4. Single Room Accommodation By-law

This application includes the site at 876 Granville Street, which is designated under the Single Room Accommodation (SRA) By-Law. It is currently developed with a four-storey mixed-use building with commercial at grade and residential above with 73 rooms. As part of the rezoning application, the applicant submitted an SRA demolition permit application (attached in Appendix F) to demolish 73 SRA rooms.

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 decision whether or not to approve the application rests with Council, who may also refuse the application or attach conditions to the approval of an SRA permit, such as a Housing Agreement.

SRA Demolition Permit Considerations – The Vancouver Charter requires that Council consider a number of factors when deciding on 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, need to improve and replace SROs, and condition of the existing building.

- a. **Accommodation for Affected Tenants** – There are no current residential tenants affected by the proposed SRA demolition permit as the rooms have been vacant since 1975.
- b. **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 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 4).

- c. **Condition of the Building** – As the majority of SROs, the State was constructed in 1910 and is in poor condition. The residential component has been vacant for a number of years and is in poor condition, but a variety of commercial operations have operated in the ground floor space and it is currently leased.

Figure 4: 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.

- d. **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. Given the multiple policy objectives being delivered on this site, the project is proposing demolition and replacement of the 73 SRA rooms with 73 self-contained below-market studio units secured as rental for the life of the building. As indicated in Figure 6, these 73 studio units will be secured at 25% below CMHC city-wide average rents at time of occupancy, which is currently approximately \$1,214 per month. At turnover, the rents may be reindexed to 25% less the city-wide average for studio units at that time. In comparison, the average monthly rent for privately owned SROs in the Downtown South area is approximately \$776 per month.

Following a thorough assessment of the application, staff have determined that the proposal to replace 73 ageing, vacant SRO rooms with self-contained secured below-market rental units would provide much-needed affordable housing in one of the limited areas within the *Granville Street Plan* where residential uses are permitted. While the proposed replacement departs from

the City's one-for-one replacement policy, the proposal delivers a housing benefit that aligns with the SRA By-law and is within the financial viability of the project, based on the pro-forma analysis undertaken by staff.

5. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 523 units, including 450 market rental units and 73 below-market rental studio units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of September 30, 2025

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

1. New 10-year targets were adopted in 2024, with tracking starting from January 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.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Downtown area, where this site is located, is 2.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy 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. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – This project proposes 73 below-market rental studio units as SRA replacement. If approved, starting rents for these below-market units will be 25% less the city-wide average market rents for studio units at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 25% less the city-wide average market rent for studio units at the time of unit turnover.

Figure 6 below shows 2025 starting rents for the below-market rental studio units. Average market rents and incomes served for newer rental buildings in the Downtown area are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. This table demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

Figure 6: Below-Market Studio Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Studio Units (25% discount)		Newer Rental Buildings - Downtown		Monthly Costs of Ownership for Median-Priced Apartment – Downtown (with 20% down payment)		
	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down payment at 20% ³
Studio	\$1,214	\$48,540	\$2,326	\$93,040	\$2,743	\$109,720	\$102,350
1-bed	-	-	\$2,652	\$106,080	\$3,471	\$138,840	\$131,760
2-bed	-	-	\$3,807	\$152,280	\$5,242	\$209,680	\$199,800
3-bed	-	-	\$4,833	\$193,320	\$9,414	\$376,560	\$370,000

1. Starting rents shown are calculated based on a 25 percent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later in Downtown Vancouver.

3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Downtown Vancouver in 2021 by unit type, 20% down payment, 5% mortgage rate (in line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

To be eligible for a BMR unit, a household's gross annual income must not exceed the income requirements for studio units. Eligibility requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*. All residents will have access to common indoor and outdoor amenities.

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

The Housing Agreement will secure not less than 73 studio units and 2,169 sq. m (23,369 sq. ft.) of the net residential floor area as below-market units. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. At turnover, the rents may be reindexed to 25% less the city-wide average for studio units at that time. Conditions related to securing the units are contained in Appendix B.

Tenants – There are no existing tenants on the rezoning site. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

5. Hotel Development

The proposed development includes 4,835 sq. m (47,203 sq. ft.) hotel floor area located on levels 6 to 8 of the north tower, responding to the City's updated *Hotel Development Policy* (2025). The project will make a significant contribution to revitalizing this key area

identified in the policy for hotel intensification. The proposed hotel supports the policy's objectives by increasing supply of rooms in close proximity to transit, major convention facilities, major offices, and a number of tourism destinations. See Figure 7 for a summary of hotel development activity.

Figure 7: Hotel Developments Under Review, Approved, Under Construction and Recently Completed since 2022 (As of November 2025)

Rezoning Application	Development Permit	Building Permit	Under Construction	Recently Completed
14 projects	5 projects	4 projects	4 projects	2 projects
3,950 rooms	380 rooms	730 rooms	610 rooms	130 rooms
29 projects in the pipeline				
5,800+ rooms				

Hotel Pipeline excludes active Rezoning Enquiries which are confidential in nature.

6. Transportation and Parking

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

7. 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/800-876-granville-st>.

In total, approximately 194 submissions were received. Comments supported the potential revitalization of Granville Street, the retention and designation of heritage assets and the proposed uses and economic activity generated from the proposal. Concerns included the proposed height and relationship to nearby residential buildings, the lack of full heritage retention of the resources and the mix of housing within an entertainment district. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

8. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$20,542,350 based on December 2025 rates, a residential floor area of 43,764 sq. m (471,076 sq. ft.) and commercial floor area of 18,581 sq. m (194,655 sq. ft.). The floor area of the Commodore Ballroom (2,355 sq. m / 25,349 sq. ft.) has been excluded based on DCL policies regarding retention and conservation of heritage buildings (which will be finalized at the Development Permit stage).

This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below market rental housing, and the cost of delivering the heritage and public realm and utility improvements, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$1,378,933 based on the current (2016) rate.
- **Other benefits:**
 - 523 rental units, including 73 studio units secured at below market rate as replacement for SRO rooms; and
 - heritage designation and conservation of one building and four building façades; the applicant has estimated their cost for the heritage conservation to be approximately \$25.4 million.

Financial Implications

This project is expected to provide new rental units including units at below-market rates, DCLs, as well as a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits meets the intent of the *Granville Street Plan* and other applicable policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
800-876 Granville Street
PROPOSED CD-1 BY-LAW PROVISIONS

Zoning District Plan Amendment

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

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

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) For the purpose of calculating the total dwelling unit area for section 5.1 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as required by section 6.5 of this By-law;
 - (b) "Below Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below market rental housing, as secured by a housing agreement and registered on title to the property; and
 - (c) "Balcony with retractable weather screening" means a platform providing useable outdoor space that:
 - i. projects from a building or is recessed into a building,
 - ii. is only accessed from within the building,
 - iii. may be covered by a roof or floor above,
 - iv. is not heated or air-conditioned,
 - v. is unsealed and not enclosed, allowing the free flow of exterior air through the space, and

- vi. located above the required guard, may have a retractable glazing system that reduces the entrance of wind, rain and noise into the space if, to the satisfaction of the Director of Planning, the retractable glazing system does not substantially add to the perceived visual bulk and massing of the building, through a combination of highly transparent and non-tinted glass, minimal opaque structural support elements, and full retractability.

Uses

- 4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 2,169 m² of the dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and

- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 The total floor area permitted for all uses must not exceed 64,700 m².
- 6.2 The total floor area for Cultural and Recreational Uses, Institutional Uses, Office Uses, Retail Uses, Service Uses and Utility and Communication Uses combined must be a minimum of 20,936 m².
- 6.3 The total floor area for Cabaret Uses must be a minimum of 2,355 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area and dwelling unit area must exclude:
 - (a) Balconies, balconies with retractable weather screening, 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 m² per dwelling unit, there will be

no exclusion for any of the residential storage area above base surface for that unit; and

- (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines;
- 6.7 Where floor area associated with residential storage area is excluded above base surface, a minimum proportion commensurate to the amount of dwelling unit area secured as below-market rental units by section 5.1 of this by-law, must be located within the below-market rental housing units as storage area.

Building Height

- 7.1 Building height must not exceed 134 m, except that no part of the development shall protrude into an approved view corridor, as set out in the City of Vancouver's View Protection Guidelines.
- 7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Perkins + Will Canada Architects Co., received March 5, 2025.

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

Urban Design

- 1.1 Design development to support the laneway as a safe and visually engaging space.

Note to Applicant: Refer to UDP commentary, this can be achieved through the following design strategies:

- (a) Improve the hotel drop-off area by clearly delineating pedestrian and vehicular zones, using differentiated paving materials, bollards, and lighting to ensure safety and intuitive navigation. Where feasible, consider a curb-less design with tactile guidance for a broad range of users.
- (b) Provide clear, direct, and legible access to the bike hub. Strategies should include prominent signage, lighting, and sightlines to key entrances. Where possible, consider separated pathways or markings to prevent conflicts with vehicles.
- (c) Activate the building edge along the laneway through the incorporation of transparent glazing, entries to active uses, and material articulation at the human scale. Encourage opportunities for interaction with the public realm through retail frontages, lobby entrances, or other engaging programmatic uses.
- (d) Integrate public art, a mural, or interactive installations along the laneway façade to reinforce placemaking, support local cultural narratives, and enhance the pedestrian experience.

- 1.2 Design development to optimize the orientation and configuration of shared balconies for improved livability and environmental performance.

Note to Applicant: Refer to UDP commentary, this can be achieved through the following design strategies:

- (a) Reconfigure shared balcony layouts to maximize solar exposure and ensure daylight penetration into adjacent indoor areas. Consider recessed or corner-oriented designs that reduce wind exposure and improve comfort.
- (b) Provide adequate depth and width to support diverse resident uses (e.g., seating, planting), and incorporate privacy screens where appropriate to enhance usability and social cohesion.

1.3 Design development to further articulate the architectural expression of the south tower, emphasizing its contribution to the Granville Street corridor.

Note to Applicant: Refer to UDP commentary and *Granville Street Plan's* objectives, this can be achieved through the following design strategies:

- (a) Refine massing and façade modulation of northeast and southwest facades. Consider architectural elements such as vertical articulation, massing projections and intersects, textured materials, and layered detailing.
- (b) Employ a high-quality and durable material palette that reinforces the tower's visual prominence and aligns with the evolving identity of Granville Street as a key urban corridor.

1.4 Design development to ensure the bike hub is a fully integrated, accessible, and user-friendly amenity for building residents.

Note to Applicant: Refer to UDP commentary, this can be achieved through the following design strategies:

- (a) Ensure direct, secure, and weather-protected access from the bike hub to residential rental units via clearly marked internal circulation routes.
- (b) Incorporate amenities such as repair stations, charging outlets for e-bikes, and well-organized storage racks with adequate maneuvering space.
- (c) Design all access points, where feasible, to meet universal design standards, ensuring convenient use by cyclists of all ages and abilities.

1.5 Design development to enhance the building interface with the public realm along entire frontages with particular attention to the corner of Robson and Granville streets, reinforcing its role as a key urban intersection.

Note to Applicant: Refer to UDP commentary and *Granville Street Plan's* objectives, this can be achieved through the following design strategies:

- (a) Prioritize active uses at-grade, such as retail or community-serving spaces, with transparent façades and generous setbacks, where applicable, that invite pedestrian interaction.
- (b) Incorporate corner treatments such as canopies, articulated entries, public seating, or distinct architectural forms to define the intersection as a landmark node.

- (c) Ensure materials and signage reflect the vibrancy and civic importance of the corner, while supporting pedestrian comfort and safety.

1.6 Design development to integrate all rooftop components.

Note to Applicant: The upper portions of buildings should contribute to the streetscape. The roof should remain uncluttered, with all equipment being housed in the appurtenances. Where possible, enclosures should be of nonopaque materials and contribute to the overall architecture of the building.

1.7 Design exploration to provide minimum tower separation requirement from the future potential development across the west lane.

Note to Applicant: This could be achieved by providing additional recess at the south-east corner of one- bedroom units, by shifting the core and/or reducing the depth of shared balconies. This approach is to avoid unduly impacting the future development potential of the adjacent sites.

Landscape Design

1.8 Design development to the rooftop and podium amenity areas to locate larger planters and shade trees along southern and western edges, as well as within podium courtyards.

Note to Applicant: The southern and western edges of the site receive the greatest sun exposure; placing shade trees in these locations will provide cooling benefits, reduce the heat island effect, and enhance the public realm experience, comfort, and environmental quality for all building users and visitors. On the Level 5 podium, where open spaces are situated between towers, additional trees are encouraged to provide habitat value, enhance urban biodiversity, mitigate noise, and improve visual screening and comfort. Larger planters with adequate soil depth should be provided to ensure tree health and long-term growth. As the site is located within a canopy-deficient area identified in the Urban Forest Strategy, additional tree planting is strongly encouraged to contribute toward the City's canopy cover targets.

1.9 Provision of detailed architectural and landscape cross sections (minimum 1/4" scale) through common open spaces, rooftop amenity terraces, and planters.

Note to Applicant: Sections should illustrate slab design and location, soil depth/profile, tree root ball, tree canopy spread, and any associated landscaping. For patios and amenity areas, dimension planters (inside dimension), soil volumes, retaining walls, steps, patios, and adjacent building edges such as residential units or amenity rooms.

1.10 Provision of a Landscape Maintenance Plan outlining watering, plant replacement, and soil health strategies for all on-site landscaped areas, including rooftop and podium terraces, as well as indoor planted areas within shared enclosed balconies.

Note to Applicant: The plan should demonstrate how long-term maintenance and plant establishment will be achieved for on-slab conditions, with particular attention to soil volume and irrigation. For the proposed enclosed balcony gathering spaces, the plan must address the specific challenges of indoor planting — including adequate lighting,

ventilation, irrigation, and replacement strategies — to ensure plant survival and ongoing functionality of these biophilic spaces.

Sustainability

- 1.11 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Heritage

- 1.12 Design development to reinstate historically appropriate storefront assemblies for the retained heritage facades based on existing archival documentation, or to match historic character of similar vintage.
- 1.13 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 five heritage properties along Granville Street will be protected under municipal designation, and their conservation is required. Retention documentation should clarify extent of verifiable retention of each of the historic buildings. 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.

- 1.14 Provision of digital copies of the approved Conservation Plans for the Service Building (800-804 Granville Street), Cameron Block (810 Granville Street), Allen Rooms (816 Granville Street), Commodore Ballroom (838-870 Granville Street), and Norfolk Rooms (872-876 Granville Street), all of which are prepared by Donald Luxton and Associates.

Note to Applicant: Final versions of the documents are to incorporate feedback from heritage staff, with revisions made to the satisfaction of Director of Planning. The scope of work contained within each of the Conservation Plans is to be cross-referenced consistently within future permit documentation.

Housing

- 1.15 The unit mix to be included in the development permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, must include 35 per cent family units (two-bedroom and three-bedroom units) in accordance with the unit mix requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*.

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 dwelling units designed to be suitable for families with children.

- 1.16 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.

- 1.17 The below market units should be designed to the same standards of livability as the market rental units.

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

Social Policy – Food Assets

- 1.18 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: Based on the rezoning application material, the applicant has proposed the development to provide edible landscaping and urban agriculture. A third asset is still to be determined.

Staff encourage the Applicant to reach out to further discuss and revise the food assets prior to the development permit submission (foodpolicy@vancouver.ca).

- 1.19 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 the development permit review, the Applicant is expected to provide the following to enable Staff review:

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

- 1.20 Design development to include urban agriculture and support facilities 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 siting and access, and the number, size, and design of the plots.

Note to Applicant: At development permit review, the Applicant should provide the following:

- (a) A table outlining the minimum requirement of plots based on 30% of residential units with less than 100 sq. ft. of private outdoor space compared to the number of plots being proposed; and
- (b) Drawings indicating the location of support facilities, including hose bibs, compost bin, potting table, and storage;
- (c) Drawings confirming the siting of the urban agriculture plots and that they meet the design guidance in the Bulletin and Guidelines noted above; and
- (d) A solar study demonstrating that all agriculture plots will receive 4-6 hours of direct sunlight throughout the spring and summer months.

Note to Applicant: Staff recognize that this site may face challenges accommodating the expected amount of growing space and will take that into consideration in their review. Food asset proposals are assessed as a whole; therefore, if there is a gap between what is provided and what is expected for urban agriculture, staff expect the scale and impact of this or other food assets to be adjusted to address those gaps.

- 1.21 Provide a third food asset to satisfy the requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Applicant may wish to explore providing access to food retail space/infrastructure to support up-and-coming food businesses (e.g., pop-up vendor space), providing space for a non-profit food recovery organization, or another food asset to the satisfaction of the City. In addition, the applicant could consider:

Proposing a food asset not listed in the bulletin that aligns with the intent of the policy and use of the site;

Bolstering one or both of the accepted food assets to meet the intended overall scale and impact of the food asset proposal (staff evaluate the scale and impact of food assets as a whole (i.e., some food assets can have lower impact if others are higher)); or

Providing an off-site food asset (this is considered a last option as the policy aims to utilize food assets to benefit the users of the site).

Please contact foodpolicy@vancouver.ca to discuss the third food asset with staff prior to development permit application.

Arts and Culture

- 1.22 A minimum floor area of 2,355 sq. m to retain the use of the Commodore Ballroom the City's satisfaction as defined by the Zoning and Development by-law for Service Uses limited to Cabaret.

- 1.23 Improve accessibility at the Commodore Ballroom and Lanes for people with disabilities, including but not limited to front of house, back of house, technical staff areas and ancillary spaces, for audiences, performers, staff, technicians and other users with disabilities.
- (a) Ensure elevator access is provided to all levels and spaces, with sufficient capacity to accommodate large equipment, assistive devices, and multiple users simultaneously, where appropriate given the space restrictions of the Heritage resource.
- 1.24 Design development of loading zones to reduce congestion on adjacent lanes, ensuring sufficient capacity for the movement of multiple commercial vehicles including but not limited to semi-trailer trucks, tour buses and service vehicles and large equipment and materials. Improvements include but are not limited to:
- (a) Consider relocation of Shared Class A passenger drop-off and pick-up to the underground parkade to alleviate surface lane congestion and improve operational flow and pedestrian safety.
 - (b) Loading access points should be clearly signposted, appropriately sized and designed in accordance with the Parking By-law and the Parking and Loading Design Supplement to accommodate large loading/unloading activities without obstructing traffic and Orpheum theater access.
- Note to Applicant: The Applicant is strongly encouraged to collaboratively develop a comprehensive shared lane management plan between the property owners including, the Commodore Ballroom and Lanes, and the adjacent City-owned Orpheum Theatre to ensure coordinated, efficient, and safe operations within the shared laneway. The plan is encouraged to include clear standard operating procedures (SOPs) for shared laneway use between all parties and detail loading dock procedures, communication protocols and chain of command and the appointment of a Loading.
- (c) Dock Manager responsible for overseeing operations with 24/7 presence as needed.
- 1.25 Provide a live-music performance stage for the fifth floor within a restaurant/cabaret space including plug-and-play capabilities for a wide range of small-scale live-music performers, with a minimum capacity of three musicians and their equipment.
- (a) Locate stage to ensure maximum visibility and acoustic performance to maximize audience engagement.
 - (b) Provide access to shared ancillary areas necessary to support small-scale live music presentation including but not limited to back of house area, storage and loading.
 - (c) Provide a prominent, direct and stair-free entrance from Granville Street, with street-level visibility.
 - (d) Provide accessible spaces for people with disabilities including front of house.
 - (e) Consideration for facility fit, finishes and fixtures typical to Cabaret-style presentation spaces that may include but are not limited to: security access, acoustic controls, architectural millwork, ceiling heights, wall, floor, and ceiling

finishes, mechanical, electrical, plumbing, lighting (including stage lighting grid), and HVAC, and specialized equipment such as audio-visual systems.

- 1.26 Design development to ensure all new adjacent uses on the site (including hotel and residential) include appropriate acoustic treatments to support successful integration with the Commodore Ballroom and Lanes and the new 5th floor restaurant/cabaret space, including measures to mitigate noise transfer and comply with the Noise By-law
- (a) Provide an acoustic report and guideline at time of development permit outlining specific performance requirements for room acoustics and reverberation control; HVAC and mechanical systems noise control within the performance spaces and building; internal sound isolation; external sound isolation.
 - (b) Interior noise is to be controlled with appropriate acoustic surface treatment for interior finishes through:
 - (i) 75% of ceiling area shall be NRC (noise reduction coefficient) = 0.70 or better; or
 - (ii) Alternately the room design shall meet an equivalent acoustical performance as determined by an acoustic consultant.

Community Benefits Agreement (Optional)

- 1.27 In order to ensure the development is set up for success with the CBA process, the following must be complete as part of the prior-to conditions before development permit issuance.
- (a) Connect with the Social Planners responsible for the CBA conditions to review the CBA policy and process.
 - (b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity.
 - (c) Provide the City of Vancouver CBA Planner with a consistent contact from both the development team and the general contractor team that works with the City to the satisfaction of the City in order 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
 - (d) Participate 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: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the [Report Back on Supporting Development Viability and Unlocking New Housing Supply](#), dated December 2, 2025.

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 on the CBA

Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planners Shabna Ali and Harris Watt for more information about the CBA policy (shabna.ali@vancouver.ca, harris.watt@vancouver.ca) and visit our CBA website for more information. <https://vancouver.ca/people-programs/community-benefit-agreements.aspx>

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>

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 & 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>

- 1.30 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.
- 1.31 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.32 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.33 Projects are expected to be leaders in waste minimization and waste diversion. At time of issuance of a development permit, the applicant must provide a Zero Waste Design and Operations Plan that includes:
 - (a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives:
 - (i) Where the vehicle is tipping a front-end bin, allow 6.5 m – 7.5 m vertical clearance.
 - (ii) Provision of separate waste rooms for different building uses (commercial and residential).
 - (iii) Solid waste storage amenity 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 no more than one level down from grade.
 - (iv) 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 building.
 - (v) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).
 - (vi) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly waste generation volume may exceed the capacity of the North Tower waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information

on the planned collection frequency of each waste stream, staff may recommend that the developer consider either:

- An increase to the size of the waste room and number or capacity of containers; or,
- An increase in collection frequency.

Clearly indicate the waste staging locations on the architectural plan. All collection activities shall occur on private property, not City property.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- (b) Provision of Occupant/Public Communication and Education Program required (F.3.2), including selecting a minimum of three items from Occupant/Public Education and Outreach Actions list under the *Sustainable Large Developments Bulletin*.
 - (c) Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3). Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items under the *Sustainable Large Developments Bulletin*.
 - (d) Provision of Post Occupancy Plan Implementation Report Plan (F.3.4). The applicant must acknowledge intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting. Prior to DP issuance, the applicant must provide a Letter of Commitment to provide the Plan (18 months after occupancy). The applicant may send this report to the City of Vancouver Solid Waste Services Branch at reduce.waste@vancouver.ca.
- 1.34 Provision of a waste management plan with the following information:
- (a) Types of waste streams to be provided;
 - (b) Quantity, stream and capacity of container/compactor for each waste stream;
 - (c) Collection frequency of each waste stream; and
 - (d) Clear description of how the waste containers are to be transported to the designated staging areas, including who is responsible for transporting the bins.
- 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (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”

- (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) References to ‘Restored Commodore signage’ from the application drawings.

Note to Applicant: A separate sign permit will be required to consider/approve the location and type of signage.

- (d) All proposed streetscape materials on the boulevard along Granville Street and Robson Street should meet the *Granville Mall Streetscape Design Guidelines*.

Note to Applicant: 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's design guidelines and construction standards.

- (e) 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.

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.

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

- (a) Removal of column encroachments into loading spaces;

Note to Applicant: Refer to Section 3.4 of the Parking Design Supplement for maximum column setbacks from the end of a loading space.

- (b) minimum 3.8 m (12.5 ft) of vertical clearance within each Class B space

Note to Applicant: Minimum clearance is required to the underside of overhead security gates.

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

- (a) An elevator for all spaces located more than one level above or below grade, 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. Clearly show and note the route to/from Class A bicycle storage.

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

Note to Applicant: Clearly identify the location of Class B spaces on plans. These spaces shall be provided independently from Class A spaces.

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 a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

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

Note to Applicant: The final hydrogeological study should include results from additional field data collection and analysis as indicated in the letter Re: Groundwater Comments Pertaining to the Below Grade Development Located at 800 Granville Street, Vancouver, BC (dated April 2, 2021). Any other updated information should also be included.

- (b) 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.

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.

- (c) An Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.41 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.

- 1.42 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.

- 1.43 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>

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

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

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 and the Director of Legal Services for consolidation of Lots 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 of Plan 210; Parcel A of New Westminster District Plan LMP43837; Parcel C of New Westminster District Plan BCP18234; and Lot B of New Westminster District Plan BCP277, all of Block 63 District Lot 541, to create a single parcel.

2.2 Make arrangements (including potential encroachment agreement) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to validate the specialty treatments (pavers or stone) along Robson Street and in the lane.

Note to Applicant: An application to the City Surveyor is required. The applicant will also be responsible for the preparation of survey plans and all Land Title Office registration fees.

2.3 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 2.4(a), 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 CIMA+ dated November 13, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on Granville Street, and 200 mm on Robson Street and the laneway. 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 developments at 800 Granville Street requires:
- (i) Upsize 100 m of existing 200 mm SAN to 300 mm SAN in L/E Granville Street from FID_415016 (MH_FJCZCZ) fronting 876 Granville Street to FID_415014 (MH_FJCZCX) fronting 918 Granville Street.
 - (ii) Upsize 103 m of existing 200 mm SAN to 375 mm SAN in L/E Granville Street from FID_415014 (MH_FJCZCX) fronting 918 Granville Street to FID_401227 (MH_FJCZDI) fronting Nelson Street.
 - (iii) Upsize 120 m of existing 250 mm SAN to 375 mm SAN in L/E Granville Street from FID_401227 (MH_FJCZDI) fronting Nelson Street to FID_417236 (MH_FJCZEK) fronting 1068 Granville Street.
 - (iv) Upsize 124 m of existing 250 mm SAN to 450 mm SAN in L/E Granville Street from FID_417236 (MH_FJCZEK) fronting 1068 Granville Street to FID_417235 (MH_FJCZEJ) fronting 1142 Granville Street.
 - (v) Upsize 121 m of existing 250 mm SAN to 450 mm SAN in L/E Granville Street from FID_417235 (MH_FJCZEJ) fronting 1142 Granville Street to FID_404183 (MH_FJCZAY) fronting 1212 Granville Street.
 - (vi) Upsize 131 m of existing 200 mm SAN to 450 mm SAN in L/E Granville Street from FID_404183 (MH_FJCZAY) fronting 1212 Granville Street to FID_1997215 (MH_GP9ZRL) located at L/E Granville Street and Drake Street.

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

Development to be serviced to the proposed 300 mm SAN and existing 300 mm STM in L/E Granville Street.

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.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

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

- (i) Geometric changes, including curb and gutter to provide expanded public realm and pedestrian space, relocation of the existing trolley poles, new catch basins, and road reconstruction as required to accommodate the new curb and gutter.

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

- (ii) Specialty paving treatment such as pavers or stone (similar to 800 Robson Street plaza).
- (iii) Corner curb ramps.
- (iv) Public seating.
- (v) Bike racks for public bike parking.
- (vi) Amenities to support community gathering (which may include power outlets, water supply points, storage for plaza furniture, weather protection).

Note to Applicant: additional discussion, design work, consultation, and collaboration with Engineering will be required to determine specific details.

Note to Applicant: The City of Vancouver will provide a geometric design for all of these street improvements.

- (d) Provision of street improvements with appropriate transitions, along the lane west of Seymour Street, including:

- (i) A specialty lane treatment comprised of cast-in-place concrete such as colored concrete.
- (e) Provision of upgraded sidewalk lighting along Robson Street to current City standards and IESNA recommendations.
- (f) Provision of new or replacement duct banks along Robson Street that meet 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.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the development permit stage and coordinate the submission of the detailed Electrical design. 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' long and 18" 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 upgrade improvements as per 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>

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as secured rental housing units, including 73 self-contained studio units (SRA replacement units), equivalent to at least 2,169 sq. m of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design, General Manager of Arts, Culture and Community Services and Sustainability and the Director of Legal Services may require.

The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than 90 days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental dwelling units in the project will be at least 25% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental dwelling units will be required prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental dwelling unit, the starting rent for such new tenancy will be at least 25% below the average market rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;

- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.6 The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as “amenity”, and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building as a common space in perpetuity.
- 2.7 Make arrangements prior to enactment of the proposed rezoning by-law for Council to approve a Single Room Accommodation (SRA) Demolition Permit to allow for the demolition of 73 SRA-designated rooms at 872-876 Granville Street, subject to the owner entering into a Housing Agreement to restrict tenure of the 73 replacement units as below market rental (BMR) for 60 years or the life of the building, whichever is greater (as outlined in condition 2.5) and the issuance of the associated development permit.
- 2.8 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property), enter into 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 require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the occupancy permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Heritage

2.9 Addition of the Service Building (800 Granville Street), Cameron Block (810 Granville Street), and Allen Rooms (816 Granville Street) to the Vancouver Heritage Register.

2.10 Designation of:

- (a) the Granville Street and Robson Street façades of the Service Building (800-804 Granville Street);
- (b) the Granville Street facades of the Cameron Block (810 Granville Street), Allen Rooms (816 Granville Street), and Norfolk Rooms (872-876 Granville Street) and;
- (c) the structure and exterior envelope and exterior building materials of the Commodore Ballroom (838-870 Granville Street),

by by-law as protected heritage property, with notice of such by-law(s) to be registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services.

2.11 Provision of a Section 219 Heritage Restoration Covenant, which is to be completed and registered on title, obligating the owner, and future owners over time, to carry out

approved restoration work and to protect and maintain all five of the above-mentioned heritage properties, and related matters, to the satisfaction of the Director of Planning and the Director of Legal Services.

Social Policy - Food Assets

2.12 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

- (a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.
- (b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.
- (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Community Benefits Agreement (Optional)

2.13 As per the City of Vancouver's *Community Benefits Agreement Policy*, applicant must enter into a Community Benefits Agreement prior to rezoning can be issued, 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 through a First Source Hiring Program, in consultation with community stakeholders and City of Vancouver CBA Planner.
- (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 Country 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 3rd party certified businesses as defined in the policy.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the [Report Back on Supporting Development Viability and Unlocking New Housing Supply](#), dated December 2, 2025.

It is highly recommended to the applicant contact the CBA planners Shabna Ali and Harris Watt (shabna.ali@vancouver.ca, harris.watt@vancouver.ca) at the rezoning stage.

Public Art

- 2.14 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services 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 Head of Public Art.

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 that aligns with the public planning process underway, or Option B, 60% cash-in-lieu of art.

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

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.

Agreements

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

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

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

* * * * *

APPENDIX C PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting, including updated legal description of the newly consolidated property.

DRAFT HERITAGE DESIGNATION BY-LAW

1. Council considers that the following real property described as:

Granville Street and Robson Street façades of the heritage building (Service Building)	800-804 Granville Street	Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319
Granville Street façade of the heritage building (Cameron Block)	810 Granville Street	Lot 3 Block 63 District Lot 541 Plan 210; PID 015-463-265
Granville Street façade of the heritage building (Allen Rooms)	816 Granville Street	Lot 4 Block 63 District Lot 541 Plan 210; PID 015-463-290
Structure and exterior envelope and exterior building materials of the heritage building (Commodore Ballroom)	838-870 Granville Street	Lots 9 to 14 Block 63 District Lot 541 Plan 210; PIDs 015-463-419; 015-463-460; 015-463-524; 015-463-621; 015-463-672 and 015-463-729; respectively
Granville Street façade of the heritage building (Norfolk Rooms)	872-876 Granville Street	Lot B Block 63 District Lot 541 Group 1 New Westminster District Plan BCP277; PID 025-444-638

have heritage value or heritage character, and that their designations as protected heritage properties 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:

“800-876 Granville Street [CD-1 #] [By-law #] DD”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

“[CD-1#] [By-law#] 800-876 Granville Street”

* * * * *

APPENDIX D PUBLIC CONSULTATION SUMMARY

Event	Dates	Details
Webpage published	March 2025	https://www.shapeyourcity.ca/800-876-granville-st
Postcard mailed	April 25, 2025 (Approximate)	11,124 notices mailed
Site sign installed	April 2025	n/a
Online comment form	March to September, 2025	34 submissions <ul style="list-style-type: none"> • 102 responses support • 48 responses opposed • 17 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 30 to May 3, 2025	334 page views
Total webpage views	March to September, 2025	1,551 page views
Total Submissions (Comments submitted + questions asked + other input methods)		194 submissions

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

Areas of support:

- **Revitalization and safety:** Mix of uses is supported and will provide safety to the street.
- **Heritage retention and cultural continuity:** Retention of the Commodore Ballroom is supported. Expansion of entertainment uses is desired.
- **Economic activity, mixed uses and amenities:** Additional residential uses will help in creating a vibrant environment, increase transit usage and create jobs near where people live.

Generally, comments of concern fell within the following areas:

- **Height, scale and precedent:** Concern about the height and tower separation proposed, particularly to the existing residential tower across the west lane.
- **Heritage character:** Façade only retention is not sufficient and the interface between the old and new buildings is unattractive.
- **Land use:** Residential and entertainment land uses do not co-exist well. The necessity of the hotel use is questioned.

Response to Public Comments

Height, scale and precedent: The proposed height and form of development adheres to policy outlined in the *Granville Street Plan*.

Heritage: The Heritage Conservation Plan acknowledged that unlike the Commodore Ballroom, the retention and rehabilitation of the primary structures of the other four heritage buildings will not be viable because of the contemplated form of development. The retained heritage façades will be repaired, seismically upgraded, and ultimately connected to the new structure of the contemporary multi-story building.

Land use: The proposed land uses are consistent with the *Granville Street Plan*.

* * * * *

APPENDIX E STATEMENTS OF SIGNIFICANCE

Service Building (800 Granville Street)



Description of the Historic Place

The Service Building is located at the corner of Granville Street and Robson Street in the heart of Vancouver's downtown entertainment district. Constructed in 1922, the building is characterized by its two-storey height, brick construction, and brick detailing.

Heritage Value of the Historic Place

The Service Building is significant for its association with the interwar development of Granville Street; for its half-century occupation by its original owners Service Tobacco Shops/United Cigar Stores; and as an example of the work of prominent architects Townley & Matheson.

The Service Building was constructed in 1922 and was among the first new structures to be erected along Granville Street following the First World War. In the early 1920s, the economy began to improve and commercial development slowly began to gain momentum. Through the 1920s, Granville Street solidified its status as the definitive entertainment and theatre district of the region, as exemplified by the construction of the Orpheum Theatre and the Commodore Ballroom. Entertainment adjacent businesses, including those in the Service Building, thrived as part of the newly minted 'Theatre Row' area. Granville Street, and specifically Theatre Row (near Robson Street) was also recognized for its ornate neon signage, which rivalled building façades in size and complexity. It was this neon proliferation that earned Granville Street its moniker as the 'Street of Lights' or the 'Great White Way.' New attractions such as bowling alleys, pool halls, and dance halls supplemented Theatre Row and helped bolster the dynamic and diverse entertainment function of the street, while providing a reliable customer base for the shops in the Service Building. The building remains a tangible example of the interwar development of Granville Street, leading to the height of Theatre Row's pre-eminence in Vancouver.

Service Tobacco Shops was the original owner of the Service Building, as well as one of its original and longest-standing tenants. Occupying the corner unit of nine total storefronts in the newly constructed building, the Service Tobacco Shop would remain at the corner of Granville Street and Robson Street from 1922 until the 1970s. The longevity of Service Tobacco, which would become United Cigar in 1923, was aided by World War One, which not only saw a significant increase of tobacco use among soldiers, but among most members of society in general. Tobacco use during the war was not only supported, but encouraged for its abilities to allegedly boost morale and quell anxiety, which lead to a significant demand for the products once soldiers returned home. Additionally, tobacco use among women increased dramatically during the 1920s and 1930s. Located within the entertainment heart of Vancouver, the tobacco shop benefitted from the active day and nightlife along Granville Street and the Service Building became an important local business along Vancouver's Theatre Row.

The Service Building is additionally valued for its association with the noted local architectural partnership of Fred Laughton Townley (1887-1966) and Robert Michael Matheson (1887-1935). Townley & Matheson's commissions included Vancouver City Hall (1935-36), as well as numerous commercial, residential and institutional projects throughout Vancouver, such as the Vancouver Stock Exchange Building, Tudor Manor Apartments and buildings at the Vancouver General Hospital. The partnership's contribution to the development of Vancouver's architecture was prolific and extensive. Featuring two prominent façades, restrained detailing, and handsome articulation, the Service Building remains an intact representation of the legacy of one of Vancouver's most esteemed architectural partnerships.

Character-Defining Elements

Elements that define the heritage character of the Service Building are its:

- location at the corner of Granville Street and Robson Street, in the heart of the downtown Vancouver entertainment district;
- siting on the front property line;
- commercial form, scale and massing as expressed by its two-storey height and flat roof;
- masonry construction; vernacular interwar style elements such as its commercial ground floor storefronts along both Granville Street and Robson Street; large storefronts and upper storey windows separated by full-height engaged pilasters; and brick dentils above each top storey window; and
- locations of original windows and storefronts, and wood-frame, double-hung windows in the breezeway.

Cameron Block (810 Granville Street)



Description of the Historic Place

The Cameron Block is located on the 800-block of Granville Street in the heart of Vancouver's downtown entertainment district. The two-storey building was constructed in 1912.

Heritage Value of the Historic Place

The Cameron Block is significant for its association with the Edwardian-era commercial development of Vancouver's Granville Street and as an example of the work of architects Parr, MacKenzie & Day, as well as contractor Edward Ryan.

Constructed in 1912, the Cameron Block is significant for its association with the development of Vancouver's Granville Street during the Edwardian and pre-World War One era. As the city expanded after the arrival of the transcontinental railway, the Canadian Pacific Railway promoted the growth of Granville Street through selective development and by positioning the Hotel Vancouver along it, at the highest point of land downtown. Transportation links were improved on the street in 1890, when a new electric railway system was inaugurated, and the corridor emerged as a commercial district, as well as the location of early entertainment venues.

Built for original owner Sophia Cameron, an early Vancouver real estate investor, the original tenants of the eponymous Cameron Block were Guarantee Tailors, who leased the upper floor, and longtime occupant White Lunch, which operated from the ground floor. A chain of local restaurants founded in 1911 by brothers Neil and Thomas Sorensen, White Lunch placed an emphasis on providing a sanitized aesthetic, achieved by employing the use of marble and white tile surfaces. Like many other Caucasian-owned restaurants in the early 1900s, White Lunch had temporary exclusionary policies toward people of colour and certain ethnicities,

though these policies were not the basis for the name. White Lunch operated at this location for over sixty years, until its closure in 1973. The Cameron Block remains one of the tangible examples of the rapid Edwardian-era development along Granville Street.

The Cameron Block is additionally valued for its association with the local architectural firm Parr, MacKenzie & Day. The firm is best known for its association with John Edmeston Parr, who was formerly of the prolific pairing of Parr & Fee, which dissolved in 1912. Parr formed a new company with John Mackenzie and John Charles Day that same year, operating until 1918.

Along with this commercial block, Parr, MacKenzie & Day designed several buildings during their six short years in business, including several hotels, an estate in Shaughnessy, and Port Coquitlam City Hall. Additional value is achieved through this building's association with contractor Edward J. Ryan. A notable local contractor most active between 1910 and 1925, Ryan worked with the most esteemed architects in Vancouver, including Townley & Matheson, William Gardiner, W.T. Whiteway, and Townsend & Townsend, among others. The Cameron Block was one of several buildings Ryan would build with Parr, MacKenzie & Day. The Cameron Block remains one of the few intact representations of the work of both Edward Ryan and Parr, MacKenzie & Day in Vancouver.

Character-Defining Elements

Elements that define the heritage character of the Cameron Block include its:

- location mid-block along the 800-block of Granville Street, in downtown Vancouver;
- siting on the front property line;
- commercial form, scale and massing as expressed by its two-storey height and flat roof;
- masonry construction;
- vernacular Edwardian-era elements such as its commercial ground floor storefront and modest stepped parapet; and,
- locations of original windows and storefronts.

Allen Rooms (816 Granville Street)



Description of the Historic Place

Located on the 800-block of Granville Street in the heart of Vancouver's downtown entertainment district, the Allen Rooms building was constructed in 1913. The upper floors of the front façade are clad in brick and feature engaged pilasters and stone detailing.

Heritage Value of the Historic Place

The Allen Rooms building is significant as a representation of the Edwardian-era development along Granville Street, and as a good example of the work of architects Braunton & Leibert.

As the city expanded after the arrival of the transcontinental railway, the Canadian Pacific Railway promoted the growth of Granville Street through selective development, and by positioning the Hotel Vancouver at the highest point of land downtown. Transportation links were improved on the street in 1890, when a new electric railway system was inaugurated, and the corridor emerged as a commercial district, as well as the location of early entertainment venues.

By the early 1900s, the entire city was booming, with numerous hotels and rooming houses constructed to house the growing seasonal and permanent population. Built for R.A. Allen as part of this immense growth period, the Allen Rooms originally included commercial space on the ground floor, as well as rooms on the upper floors. Allen Rooms remains one of the fine examples of the rapid Edwardian-era development along Granville Street.

Further value is attained through this building's association with its architects, Branton & Leibert. Hugh Branton was active in Vancouver from 1905-14, and by early 1912 went into partnership with John Grant Leibert. During Vancouver's Edwardian era boom the firm was successful in obtaining a number of commercial and industrial commissions, including the Astoria Hotel, the City Mission, the Irwinton Apartments, and the Standard Furniture Co. Building. One of their most prominent projects was the landmark Ashnola Apartments on Main Street. Their work was elegant and restrained, suiting the straight-forward requirements of Edwardian mercantilism. Although their partnership lasted only a few short years, Branton & Leibert were prolific, and left a notable legacy of commercial blocks and early hotels. The Allen Rooms remains an intact representation of their legacy.

Character-Defining Elements

Elements that define the heritage character of the Allen Rooms are its:

- mid-block location on the 800-block of Granville Street, in the heart of the downtown Vancouver entertainment district;
- siting on the front property line;
- commercial form, scale and massing as expressed by its four-storey height and flat roof;
- masonry construction, including brick construction and stone detailing;
- Edwardian-era style elements such as its front façade with two window bays separated by engaged pilasters; and
- second, third, and fourth floor wooden-sash windows with tripartite sashes.

Commodore Ballroom, VHR-listed (838-870 Granville Street)



Description of the Historic Place

The Commodore Cabaret, located along Granville Street in downtown Vancouver, is a two-storey mixed use building, containing retail shops, a performance hall, and a bowling alley. It is characterized by its outstanding Art Deco architecture, featuring distinctive multi-coloured patterned brickwork, arched storefronts, decorative tilework and round-arched upper floor windows.

Heritage Value of the Historic Place

The Commodore Cabaret is valued for its association with the continued development of Granville Street as Vancouver's premier entertainment district, for its association with Vested Estates Ltd., owned and operated by the influential Reifel family, and for its superlative Art Deco architecture, designed by architect, Henry Herbert Gillingham. The building is additionally valued as an excellent example of dance hall architecture in Vancouver.

During the late 1920s, Granville solidified its status as the definitive entertainment and theatre district of the region, as exemplified by the construction of the Orpheum Theatre in 1926-27 and the Commodore Cabaret, which opened on December 3rd, 1930. Granville Street, and specifically Theatre Row (near Robson Street) was recognized for its contemporary architecture and ornate neon signage, which rivaled some building façades in size and complexity; an example of this was the Commodore's original vertical neon sign. It was the proliferation of neon that earned Granville Street its signature as the 'Street of Lights' or the 'Great White Way.' New attractions such as bowling alleys, pool halls, and dance halls supplemented Theatre Row and helped bolster the dynamic and diverse entertainment offerings. Though the Commodore Cabaret initially struggled (and then closed briefly in March of 1931) due to the onset of the Great Depression, savvy management and marketing enabled it to reopen and become one of the city's most well-known and well-used entertainment venues.

The Commodore Cabaret was developed by the influential Reifel family, through George Reifel's real estate and insurance company, Vested Estates Ltd. George Conrad Reifel (1893-1958) was one of three children born to family patriarch and brew-master Heinrich "Henry" Reifel and Annie Elizabeth Brown. By the early 1900s, the Reifel men, Henry, George, and brother Harry, owned three breweries in British Columbia. By the 1920s the Reifels' brewery empire had grown significantly, including ownership of the 'Breweries and Distilleries Corporation.' Aside from the brewery business, George and his wife, Alma, were actively involved in Vancouver's music scene, deciding together in the late 1920s to add another cabaret to Vancouver's repertoire of theatre venues, one that would rival the Spanish Grill and Crystal Cabaret. The Reifels also constructed both the Vogue and Studio Theatres in the 1940s. An involved and active citizen, George owned a 500-acre farm on Westham Island, was vice-president of the Alberta Distilleries, and was an avid outdoorsman and hunter; he died in Vancouver in 1958. The Reifel family legacy lives on today in the George C. Reifel Bird Sanctuary on Westham Island, which was donated to the federal government by George's son, George Henry Reifel, in 1972.

The Commodore Cabaret is additionally significant as one of Vancouver's premier examples of Art Deco architecture. This distinctive style of the late 1920s and 1930s unfolded as a reaction against prevailing historical revival styles, and reflected new ideals of modern technology. It was characterized by its embrace of applied decoration, rich embellishments, geometric shapes and stylized patterns, all of which are represented in both the interior and exterior of the Commodore Cabaret. Designed by architect Henry Herbert Gillingham as an entertainment complex complete with bowling alley, billiards area, retail space, and a ballroom with state of the art 'sprung' dance floor, the resulting building was an architectural marvel at the time of its opening in 1930. The building showcases the Art Deco style in its stepped roofline, distinctive, multi-coloured patterned brickwork, cantilevered canopies, arched storefronts with inset central entries, decorative tilework, and parged ziggurat detailing. H.H. Gillingham died before the Commodore was completed, leaving his son, architect Bruce Gillingham, to complete the project in his stead.

Completed in 1930, the Commodore Cabaret is Vancouver's best example of a purpose-built dance hall. From the turn of the 20th century until the early 1960s, the dance hall was the popular forerunner of the discothèque or nightclub. Attending tea and supper dances was a popular social pastime and provided appropriate, chaperoned environments for men and women to mingle. Many hotels and clubs had their own orchestras that provided live music and entertainment. The dance hall began to occupy a pivotal place in popular culture in the mid-1920s. Many of Vancouver's dance venues featured live musicians playing a range of music from strict tempo ballroom dance music to big band, swing, and jazz. By the end of the 1920s, new dance halls were built to accommodate the growing crowds of dance enthusiasts, including the Cinderella Ballroom in Mount Pleasant in 1928, the Silver Slipper Dance Hall in Strathcona in 1928, and city's most spectacular dance hall, the Commodore Cabaret. By the early 1930s, the Hollywood musicals were in full swing, further inspiring the dance craze. The Commodore Cabaret maintains its position as a dance hall landmark and continues to cater to the music and dance needs of the Vancouver community.

Character-Defining Elements

Elements that define the heritage character of the Commodore Cabaret (Ballroom) are its:

Exterior

- location on Granville Street in downtown Vancouver's entertainment district;
- continuous commercial occupancy since 1930;
- two-storey height with flat roof featuring a stepped parapet roofline;
- masonry construction, including brick veneer cladding;
- Art Deco design features, including its: symmetrical front façade with patterned multi-coloured brick; decorative tilework below the windows of the second storey and above the storefronts; central parged ziggurat and geometric detailing along the roofline; parged pilasters separating the triple window assemblies, capped with geometric details that extend above the roofline and conclude above the storefronts with stepped bases; regular, symmetrical series of shallow-arched storefronts (originally open and glazed), some featuring decorative tilework, with inset central entries; and original cantilevered canopy at the north end of the front façade featuring coffered soffits, twisted iron suspension rods with decorative base plates and corner sheet metal acroteria, gullwing roofline with modest sunburst detailing and scalloped fringe, complemented by the replica canopy at the south end of the front façade; and,
- round-arched upper floor windows, grouped in three with larger central windows, and fine decorative muntins.

Interior

- half-turn staircase;
- second floor foyer; and,
- main dance hall featuring original maple veneer wooden panelling with dark wood diamond motif inlays, some original light fixtures, and a 40' x 80' sprung dance floor with replicated maple flooring.

Norfolk Rooms, VHR-listed (876 Granville Street)**Description of the Historic Place**

Located on the 800-block of Granville Street in the heart of Vancouver's downtown entertainment district, the Norfolk Rooms was constructed in 1910. The upper floors of the front façade feature brick and stone construction, engaged pilasters, pivot-opening wooden-sash windows and an elaborate cornice.

Heritage Value of the Historic Place

The Norfolk Rooms is significant as a representation of the Edwardian-era development along Granville Street, and as a good example of the work of architects Parr & Fee.

As the city expanded after the arrival of the transcontinental railway, the Canadian Pacific Railway promoted the growth of Granville Street through selective development, and by positioning the Hotel Vancouver at the highest point of land downtown. Transportation links were improved on the street in 1890, when a new electric railway system was inaugurated, and the corridor emerged as a commercial district, as well as the location of early entertainment venues.

By the early 1900s, the entire city was booming, with numerous hotels and rooming houses constructed to house the growing seasonal and permanent population. Built as part of this immense growth period, the Norfolk Rooms has included a variety of commercial establishments on the ground floor, as well as rooms on the second, third, and fourth floors. Norfolk Rooms remains one of the defining examples of an Edwardian-era building along Granville Street.

The Norfolk Rooms is additionally valued for its Edwardian-era commercial architecture, designed by the well-known local architectural partnership of John Edmeston Parr and Thomas Arthur Fee. The masonry building is characterized by its prominent cornice, commercial storefront, and engaged pilasters with decorative capitals. Parr & Fee's extensive commissions throughout Vancouver included the iconic Vancouver Block, as well as a long list of commercial, mixed-use and apartment buildings, such as the Hotel Europe and the Manhattan Apartments.

The partnership's contribution to Vancouver's architecture during the Edwardian era was prolific and extensive. The Norfolk Rooms remains a good representation of Parr & Fee's sophisticated commercial aesthetic.

Character-Defining Elements

Elements that define the heritage character of the Norfolk Rooms are its:

- mid-block location on the 800-block of Granville Street, in the heart of the downtown Vancouver entertainment district;
- siting on the front property line;
- commercial form, scale and massing as expressed by its four-storey height and flat roof;
- masonry construction, including light brick construction and stone detailing;
- Edwardian-era style elements such as its front façade with five window bays separated by engaged pilasters with Corinthian capitals, and detailed cornice with crenelated fascia; and,
- second, third, and fourth floor pivot-opening wooden-sash windows with double transoms.

* * * * *

APPENDIX F SINGLE ROOM ACCOMMODATION DEMOLITION PERMIT



SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 876 Granville Street

Legal Description: Lot B	Subdivision: _____	Block 63
	District Lot 541	Plan BCP277
Building Name: The State Hotel		

This area must be completed by the person signing this application.

Name: Constantine Dino Bonnis, Director
 Mailing Address: #300-526 Granville Street
 City: Vancouver Postal Code: V6C 1W6
 Company Name: Bonnis Properties Inc. Phone Number: 604-738-4525
 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: Bonnis Properties Inc. (Inc. #BC0611030)
 Address: #300-526 Granville Street Postal Code: V6C 1W6
 City: Vancouver Phone Number: 604-738-4525

Property Owner's Name: _____
 Address: _____ Postal Code: _____
 City: _____ Phone Number: _____

Property Owner's Name: _____
 Address: _____ Postal Code: _____
 City: _____ Phone Number: _____

- | | | | |
|-----|---|----|---|
| 001 | <input type="checkbox"/> Convert* occupancy of designated room(s) | 4 | Total # of storeys in this building |
| 002 | <input type="checkbox"/> Change term or nature of tenancy of designated room(s) | 73 | Total # of SRA rooms in this building |
| 003 | <input type="checkbox"/> Change frequency of rent payments for designated room(s) | 0 | Total # of non-SRA rooms in this building |
| 004 | <input type="checkbox"/> Convert* vacant designated room(s) | 0 | Total # of tenants in this building |
| 005 | <input type="checkbox"/> Repair or alter designated room(s) | | |
| 006 | <input checked="" type="checkbox"/> Demolish* designated room(s) | | |

*see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"

Describe nature of the proposed conversion or demolition:

Demolition of current buildings to facilitate larger scale redevelopment for mixed-use rental residential. This particular building forms part the redevelopment site for the "800 Block" of Granville Street.

The SRA units of this building have been vacant in excess of 50 years. As such, no persons are being displaced by this demolition.

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?	
<input type="radio"/> Yes <input checked="" type="radio"/> 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:	
<input type="checkbox"/> 1 Tenant Relocation Plan Application Form (must be submitted whether or not tenant relocation may be necessary)	
<input type="checkbox"/> 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	
<input type="checkbox"/> 3 One set of floor plans of the existing and proposed floor layout as described below*	
<input type="checkbox"/> 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, Constantine Dino Bonnis, 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 28 DAY OF October 2025

Submit

Canada**Province of British Columbia****In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")****AFFIDAVIT**

I, Constantine Dino Bonnis (in my capacity as director of Bonnis Properties Inc.), of #300-526 Granville Street, Vancouver, BC,
(Print Name) (Print Address)
 Vancouver, British Columbia, make oath and say as follows:

1. I am the registered owner of real property in Vancouver, British Columbia bearing the legal description PID: 025-444-638 Lot B Block 63 DL 541 Group 1 NWD Plan BCP277 and civic address 876 Granville Street, 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:

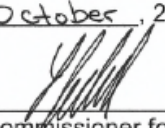
Room Nos:


All 73 SRA units.

Purpose:

For redevelopment purposes and to facilitate the broader development of the "800 Block" of Granville Street.

Sworn before me at Vancouver,
 British Columbia this 29 day
 of October, 2025


 A Commissioner for taking Affidavits
 for British Columbia


 Owner's signature

LUCKY JOHAL
 Barrister & Solicitor
 Fasken Martineau DuMoulin LLP
 2900 - 550 Burrard Street
 Vancouver, BC V6C 0A3
 604 631 4849

(Commissioner's Stamp or Seal must be provided)

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APPENDIX G PUBLIC BENEFITS

City-wide DCL ¹	\$13,397,192
Utilities DCL ¹	\$7,145,158
Public Art ²	\$1,378,933
TOTAL	\$21,921,283

Other Benefits (non-quantifiable components):

- 523 rental units, including 73 secured at below market rate as replacement for SRO rooms, secured for the greater of 60 years and the life of the building; and
- heritage designation and conservation of one building and four building façades.

¹ Based on rates in effect as of December 2025 and the proposed 43,764 sq. m (471,072 sq. ft.) of residential floor area and 18,581 sq. m (194,655 sq. ft.) of non-residential floor area. The floor area of the Commodore Ballroom (2,355 sq. m / 25,349 sq. ft.) has been excluded based on DCL policies regarding retention and conservation of heritage buildings (which will be finalized at the Development Permit stage).

This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

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 *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.

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APPENDIX H REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
800-804 Granville Street	024-620-319	Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837
810-816 Granville Street	015-463-265 and 015-463-290; respectively	Lots 3 and 4 Block 63 District Lot 541 Plan 210; PIDs 015-463-265 and 015-463-290
820 Granville Street	004-322-266	Lot 5 Block 63 District Lot 541 Plan 210
830 Granville Street	026-321-408	Parcel C Block 63 District Lot 541 Group 1 New Westminster District Plan BCP18234
834 Granville Street	015-463-389	Lot 8 Block 63 District Lot 541 Plan 210
838-870 Granville Street	015-463-419, 015-463-460, 015-463-524, 015-463-621, 015-463-672 and 015-463-729; respectively	Lots 9 to 14 Block 63 District Lot 541 Plan 210
872-876 Granville Street	025-444-638	Lot B Block 63 District Lot 541 Group 1 New Westminster District Plan BCP277

Applicant Team

Applicant & Architect	Perkins + Will Architects Canada Co.
Property Owner	Bonnis Development

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	4,458 sq. m (47,985 sq. ft.)	4,458 sq. m (47,985 sq. ft.)
Land Use	Commercial	Commercial, residential
Maximum Height	27.4 m (90 ft.)	134 m (440 ft.)
Floor Area	15,600 sq. m (167,917 sq. ft.)	64,700 sq. m (696,425 sq. ft.)
Unit Mix	N/A	186 studio units 154 1-bedroom 113 2-bedroom 70 3-bedroom 523 Total
Natural Assets	12 City-owned Street trees	12 City-owned Street trees protected

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