

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 1470-1476 West Broadway**

**Summary:** To rezone 1470-1476 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey mixed-use building containing 337 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground and second floors, and a future secondary station entrance for the Broadway Subway's South Granville Station. A floor space ratio (FSR) of 16.3 and a height of 118 m (387 ft.), are proposed.

**Applicant:** Gracorp Properties LP

**Referral:** This relates to the report entitled "CD-1 Rezoning: 1470-1476 West Broadway", dated January 20, 2026 ("Report"), referred to Public Hearing at the Council Meeting of February 3, 2026.

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

- A. THAT the application by Gracorp Properties LP, on behalf of 1470 West Broadway Holdings Ltd., the registered owner of the lands located at 1470-1476 West Broadway [*Amended Lot 24 (See 51704L), Amended Lot 25 (See 44892L), and Lot 26 Block 351 District Lot 526 Plan 590; PIDs 015-185-796, 015-185-826, 015-185-834 respectively*] to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 16.3 and increase the maximum building height from 9.2 m (30 ft.) to 118 m (387 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 38-storey mixed-use building containing 337 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground and second floors, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partnership, received June 25, 2024, and supplemental plans received September 2, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to

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

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report;

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.

- E. THAT Recommendations A to D be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[CD-1 Rezoning: 1470-1476 West Broadway]**