



REERRAL REPORT

Report Date: January 20, 2026
Contact: Luke Reynolds
Contact No.: 604.871.6256
RTS No.: 18436
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)

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 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 Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to change the use of the 11-storey (west) tower from hotel to residential to permit the inclusion of 105 rental units, of which 10% of the residential floor area will be secured for below-market rental units, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588 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 Henriquez Partners Architects, received August 28, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amendment to 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 Recommendations A and B 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 amend CD-1 (Comprehensive Development) District (843) Bylaw No. 13588 at 888 West Broadway (formerly 878-898 West Broadway). The proposal is to change the use of the 11-storey (west) tower to permit the inclusion of 105 rental units, of which 10% of the residential floor area will be secured for below-market rental units. The hotel use of the 15-storey (east) tower and the commercial use on the ground floor of the two-storey podium would remain. The maximum height of 51 m (167 ft.) and floor space ratio (FSR) of 8.96 are not proposed to be changed.

By-law No. 13588 was enacted on December 6, 2022, and included restricted heights due to the previous Queen Elizabeth View Cone 3.1. This by-law was later amended on July 22, 2025 and increased the permitted height of the building to reflect the *Broadway Plan* (Plan) and subsequent elimination of the Queen Elizabeth View Cone 3.1 as a protected view.

This application is consistent with the intent of the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

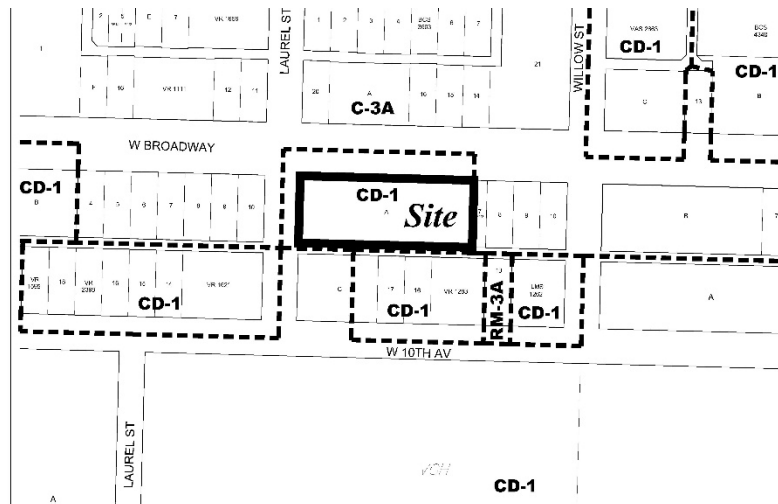
Context and Background

1. Site and Context

The subject site is located on the southeast corner of Broadway and Laurel Street (see Figure 1). The surrounding neighbourhood consists of a mixture of office and retail in low-rise and

tower forms, and include CD-1, RM, and R5 zones. The Vancouver General Hospital (VGH) Emergency and Heliport are located at Laurel Street on the south side of 10th Avenue. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Oak-VGH Station will be located directly across Laurel Street, to the west.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Broadway Plan:** This site is located in Uptown/Cambie – Area A (FUCA) sub-area 9.18 which includes consideration of retail/service, office, hotel, cultural and institutional. Although residential use is not anticipated in this location, staff support the inclusion of residential to support the delivery of hotel units, which is a primary focus of the Plan.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA. The application height is limited due to flight paths relating to VGH, and as such, the application is being assessed under the *Broadway Plan* policies in this regard.
- 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 application proposes to amend CD-1 (843) (Comprehensive Development) District to allow for a change of use in the 11-storey (west) tower from hotel to residential. The proposed amendment would allow 105 rental units, of which 10% of the residential floor area is for below-market units. The introduction of rental units would reduce the total number of hotel rooms from 396 to 271 which would only occupy the 15-storey (east) tower (Figure 2). The

proposal would maintain the previous amendment's maximum height of 51.0 m (167 ft.), and the proposed density of 7.29 FSR is lower than the 8.96 FSR permitted under existing zoning.

Figure 2: Proposed Building Looking South from Broadway



2. Form of Development

This amended proposal is for two towers (11-storey residential and 15-storey hotel) on top of two-storey podium and a partial rooftop amenity space. In assessing urban design performance, staff considered the built form expectations of the Plan and determined that the proposed form and massing is generally consistent with the original application and the Plan with respect to the height, tower floor plate size, and podium height.

- **Urban Design Panel (UDP):** The Urban Design Panel reviewed the original application at DP stage on October 12, 2022 and supported the proposal, subject to recommendations. As the Form of Development for the amended proposal remains consistent with the original application, staff have determined that an additional UDP review is not required.
- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Nine on-site trees are proposed for removal, and no trees are proposed for retention. Approximately nine new on-site trees and 10 City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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.

3. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 105 units, including 94 market rental units and 11 below-market rental units (10% of the residential floor area) set at city-wide average rents, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3¹).

While *Broadway Plan* policy does not anticipate residential use in this location, staff support the inclusion of rental housing to help deliver the proposed hotel units. Under existing policy there would typically be an expectation of a component of affordable housing where there is a residential use, and therefore the applicant has proposed 10% of the floor area as below-market rental, with starting rents set at city-wide average rents. Staff consider the proposed amount of below-market rental appropriate considering the site development constraints and as confirmed through proforma analysis.

Figure 3: 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 South Granville/Oak area where this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 35% family units in a mix of 27.6% two-bedroom and 7.6% three-bedroom units, which meets the overall family mix requirement, however, only provides 7.6% three-bedroom units, thereby falling short of the policy. The applicant has indicated that any increase to the three-bedroom units would impact project viability and delivery of the hotel on this site. Therefore, staff support the reduction in three-bedroom units for this project.

A condition of approval and a provision in the CD-1 By-law has been included to ensure a minimum of 35% family units including a minimum of 5% three-bedroom units is met separately in both the market rental and below-market rental portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 below shows 2025 city-wide average rents which will apply to the below-market rental units. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that the below-market rental housing (set at city-wide average rents) and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market rental units will not exceed the city-wide average market for all private rental apartment units by unit type, as published by the CMHC in the most recent Rental Market Survey Data Tables for Vancouver at the time that the Occupancy Permit is issued. On unit turnover, rents in the below-market rental units may be reindexed to the CMHC city-wide average market rents for all units by unit type current at the time of unit turnover.

Figure 4: Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rents (CMHC city-wide average rents)		Newer Rental Buildings - Westside		Monthly Costs of Ownership for Median-Priced Apartment - Westside (with 20% down payment)		
	Proposed Average Unit Size	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	32.2 sq. m (347 sq. ft.)	\$1,618	\$64,720	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	45.6 sq. m. (491 sq. ft.)	\$1,837	\$73,480	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	65.7 sq. m. (707 sq. ft.)	\$2,565	\$102,600	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	78.3 sq. m (843 sq. ft)	\$3,524	\$140,960	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on 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 on the Westside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside 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 below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Eligibility requirements for those units will be the same as those that apply to below-market rental units as described in the Rental Incentive Programs Bulletin. All residents will have equal access to common indoor and outdoor amenities and facilities.

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 105 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 10% of the residential floor area that is counted in the calculation of the floor space ratio for below-market rental units with starting monthly rents not exceeding the city-wide average market for all private rental apartment units by unit type, as published by the CMHC in the most recent Rental Market Survey Data Tables for Vancouver at the time that the Occupancy Permit is issued. Upon a change in tenancy, the rent may be re-indexed to the most recent CMHC average rent by unit type. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site does not currently have any existing rental residential and there are no eligible tenants as defined under the City's Tenant Relocation and Protection Policy (TRPP).

4. Transportation and Parking

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

5. 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/888-w-broadway-2>

In total, two submissions were received. Both comments expressed support for the project, with one comment specifying the benefit of additional housing. Refer to Appendix C for a full summary of the public input collected.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** The site is subject to the City-wide and Utilities DCLs, which will be calculated on the floor area proposed at the development permit stage. It is expected that the project will pay DCLs of \$8,286,703 based on rates in effect as of December 10, 2025 and proposed 7,564.7 sq. m (81,425 sq. ft.) of residential floor area and 19,993.4 sq. m (215,207 sq. ft.) of commercial floor area contributing to the 7.30 FSR.
- **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, no CAC is anticipated.
- **Public Art:** The public art contribution valued at \$721,120 was secured through the original rezoning enactment in 2022. As there is no increase to density, no additional public art contribution is required.

Financial Implications

This project is expected to provide 105 rental units, with a minimum of 10% of the residential floor area secured at below-market rates, and DCLs. See Appendix D for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the intent of the *Broadway Plan*. 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.

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APPENDIX A
888 West Broadway
DRAFT BY-LAW TO AMEND CD-1 (843) BY-LAW NO. 13588

Note: An amending by-law will be prepared generally in accordance with the provision listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 13588.
2. Council renumbers sections 3 through 8 as sections 4 through 9, respectively.
3. Council adds a new section 3 as follows:

“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 purposes 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; and
 - (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.”.
4. In section 4, Council:
 - (a) renumbers subsections (b) through (f) as subsections (c) through (g), respectively;
 - (b) adds a new subsection (b) as follows:

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

and
 - (c) strikes out subsection (f) and substitutes the following:

“(g) Accessory Uses customarily ancillary to the uses permitted in this section.”.
5. Council strikes out section 5 and substitutes the following:
 - **“Conditions of Use**
 - 5.1 A minimum of 10% of the total dwelling unit area must be below-market rental units.

5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

- (a) be suitable for family housing; and
- (b) include 2 or more bedrooms, of which at least 5% of the total dwelling units must be 3-bedroom units

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

5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant

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

6. Council strikes out section 6 and substitutes the following:

“Floor Area and Density

6.1 Computation of floor area must assume that the site area is 3,777.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 8.96.

6.3 The total floor area for dwelling uses must not exceed 7,564.7 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 and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, If the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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, a minimum of 10% of excluded floor area above base surface must be located within the below-market rental units as storage area.”

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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 Henriquez Partners Architects, received August 28, 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 provide private outdoor space, such as roof decks or balconies, for all dwelling units pursuant to *Broadway Plan* policy 11.1.20 and 11.1.21.

Note to Applicant: Alternatives to this condition, sought under 11.1.21 only be considered for studio and one-bedroom units and may include private Juliet balconies, communal balconies, common outdoor rooftop amenity areas, or a combination of these.

- 1.2 Design development to enhance the quality, functionality, and livability of the residential amenities through the following:

- (a) improve the functionality and layout of amenities to ensure they are suitable for all ages within the rental building;

Note to Applicant: Illustrating appropriate layouts including kitchen, accessible washroom, dining, gathering areas, flexible workspace, and structures required to support the children's play area.

- (b) introduce additional indoor amenity spaces for residential building on the podium at level 3;

Note to Applicant: This could be achieved by converting the storage at level 3 to indoor amenity area. Accommodation of the storage should be explored at parkade level.

- (c) confirmation of the amount, location and provision of all indoor space co-located with the residential outdoor amenity spaces and ensure compliance with all stipulations of the '*High-Density Housing for Families with Children Guidelines*' for indoor space.

Sustainability

- 1.3 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended November 27, 2024) located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

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

Housing

- 1.4 The proposed unit mix, including 37 studio units (35 %), 31 one-bedroom units (29.5 %), 29 two-bedroom units (27.6 %) and 8 three-bedroom units (7.6 %) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 5% must be three-bedroom units.

- 1.5 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).

Notes to Applicant:

- i. 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.
 - ii. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.
- 1.6 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.

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 Provision of Services Agreement (or a modification to the 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. 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 Vector Engineering Services Ltd. dated July 31, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on W Broadway. 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 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 888 W Broadway does not require any sewer upgrades.

Development to be serviced to the existing 525 mm STM and 300 mm SAN sewers along Laurel Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. The onsite rainwater release rate requirement has been 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 15 mm 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. More information is available at vancouver.ca/rainwater.

Housing

- 2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 10% 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 housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units, for a term equal to 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 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 the units will be rented for less than 90 consecutive days at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be no greater than 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 housing dwelling units will be required prior 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 housing dwelling unit, the starting rent for such new tenancy will be no greater than 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 housing 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 housing 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 housing 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 housing 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.

Environmental Contamination

2.3 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (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; and
- (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 Parks, have been provided to the City.

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

Agreements

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

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

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

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APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 341 page views were recorded. A total of 2 comments were received, with 2 comments in support of the project and its use, and no comments expressing concerns

Event	Date(s)	Details
Webpage published	October 24, 2025	https://www.shapeyourcity.ca/888-w-broadway-2
Postcard mailed	November 12, 2025	3,322 notices mailed
Site sign installed	November 6, 2025	n/a
Online comment form	October 24, 2025, to December 18, 2025	2 submissions <ul style="list-style-type: none"> • 2 responses support • 0 responses opposed • 0 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 19, 2025, to December 2, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	October 24, 2025, to December 18, 2025	0 submissions
Total webpage views	October 24, 2025 to December 18, 2025	341 page views
Total Submissions (Comments submitted + questions asked + other input methods)		2 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Support expressed for additional housing.

Areas of concern:

- No concerns were outlined in the public feedback received.

Response to Public Comments

- There were no public comments to respond to for this application.

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**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ¹	\$5,921,960
Utilities DCL ¹	\$2,364,743
TOTAL	\$8,286,703

Other Benefits (non-quantifiable components): 105 rental housing units, of which 10% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 7,564.7 sq. m (81,425 sq. ft.) of residential floor area and 19,993.4 sq. m (215,207 sq. ft.) of commercial floor area. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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APPENDIX E REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
888 West Broadway	031-273-700	Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376

Applicant Team

Architect	Henriquez Partners Architects
Property Owner	Bosa Properties (WB Land) Inc

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (843)	CD-1 (843)
Site Area	3,777.4 sq. m (40,660 sq. ft.)	3,777.4 sq. m (40,660 sq. ft.)
Land Use	Commercial	Commercial, Residential
Maximum FSR	8.96	Permitted: 8.96 Actual: 7.29
Maximum Height	51.0 m (167 ft).	East tower height: 50.4 m (165 ft) West tower height: 34.7 m (114 ft)
Floor Area	33,845.5 sq. m (364,310 sq. ft.)	27,558.1 sq. m (296,633 sq. ft.)
Unit Mix	N/A	37 studio units 31 1-bedroom 29 2-bedroom 8 3-bedroom 105 Total
Hotel Units	Per CD-1 (843)	East tower: 271 rooms West tower: 0 rooms
Natural Assets	4 on-site trees 5 street trees	9 trees proposed for removal. 0 trees proposed for retention. 10 new street trees proposed. 9 new on-site trees proposed. Final numbers to be confirmed at development permit stage.