



## REFERRAL REPORT

Report Date: March 10, 2026  
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Meeting Date: March 31, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (363) Text Amendment: 1055-1085 Canada Place and 1001-1045 West Waterfront Road

### Recommendation to refer

THAT the rezoning application and plans, described below, be referred to a 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 Vancouver Harbour Flight Centre Ltd., on behalf of the B.C. Pavilion Corporation, the registered owner of the lands located at 1055-1085 Canada Place and 1001-1045 West Waterfront Road [*PID 027-112-721; Parcel 1 of the Public Harbour Burrard Inlet Plan BCP30843 Except Plan EPP2853*] to amend CD-1 (Comprehensive Development) District (363) By-law No. 7679 to increase the maximum floor area of sub-area 2 from 98,122 sq. m (1,056,176 sq. ft.) to 101,223 sq. m (1,089,555 sq. ft.) and increase the maximum height for structures between the Vancouver Convention and Exhibition Centre and the harbour headline from 9.0 m (30 ft.) to 20.0 m (66 ft.), to permit a 250-room floating hotel and a new dock at water level with a public walkway and commercial uses be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (363) By-law No. 7679, 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 Dialog, received December 23, 2024;

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

- B. THAT Recommendation A 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 (363) for 1055-1085 Canada Place and 1001-1045 West Waterfront Road. The application is to increase the maximum floor area of sub-area 2 from 98,122 sq. m (1,056,176 sq. ft.) to 101,223 sq. m (1,089,555 sq. ft.), and increase the maximum height for structures between the Vancouver Convention and Exhibition Centre and the harbour headline from 9.0 m (30 ft.) to 20.0 m (66 ft.), to permit a 250-room floating hotel and a new dock at water level with a public walkway and commercial uses.

Section 559.02 (3) of the Vancouver Charter provides that a Public Hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with the *Vancouver Official Development Plan*. Staff are recommending that this application be referred to a Public Hearing because of the unusual nature of this floating structure in the marine environment and the public benefits proposal. However, Council has the discretion to refer the by-law to a Council meeting without a Public Hearing.

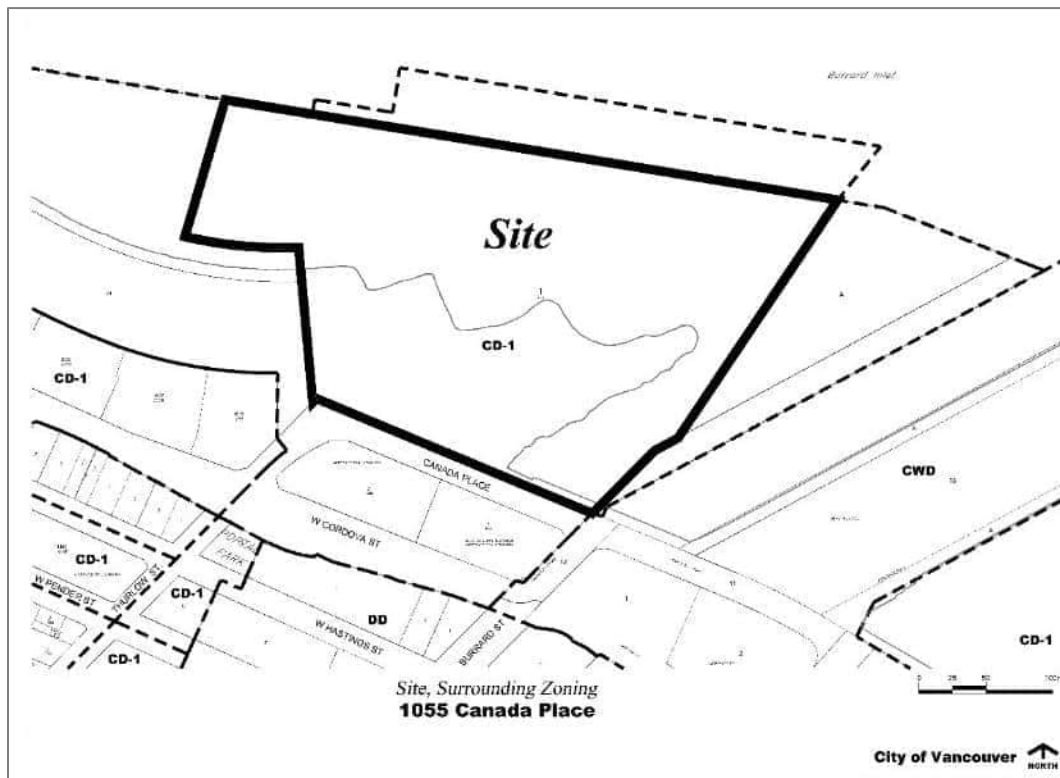
The General Manager of Planning, Urban Design and Sustainability recommends approval in principle, subject to conditions contained in Appendix B.

### **Context and Background**

#### 1. Site and Context

The subject site is comprised of one large parcel, located on the west side of the road, Canada Place, containing the Vancouver Convention and Exhibition Centre (VCEC)(See Figure 1). The parcel includes a water portion, the western portion of which is used for a float plane and passenger ferry terminal. The surrounding area contains a mix of high-rise mixed-use buildings with hotels, strata residential, office and commercial uses, as well as the Vancouver Trade and Convention Centre (Canada Place).

Figure 1: Site and Surrounding Zoning



## 2. Policy Context

- **Vancouver Official Development Plan:** The land use is consistent with Destination Venue District Generalized Land Use (GLU) designation.
- **Coal Harbour Official Development Plan (ODP):** The *ODP* provides a framework for redevelopment into a high quality, mixed-use neighbourhood that focuses on residential development and provides public access to the waterfront.

Under the *ODP*, a diversity of water uses is encouraged that would be complementary to other downtown and port activities including marina uses with public access, a marine terminal, visitor moorage facilities, and seaplanes.

While the *ODP* did not anticipate hotels for sub-area 2 (the VCEC lot), hotels in the *ODP* area generally compliment the mixed-use waterfront environment to support the local economic and tourist activities along this portion of the waterfront.

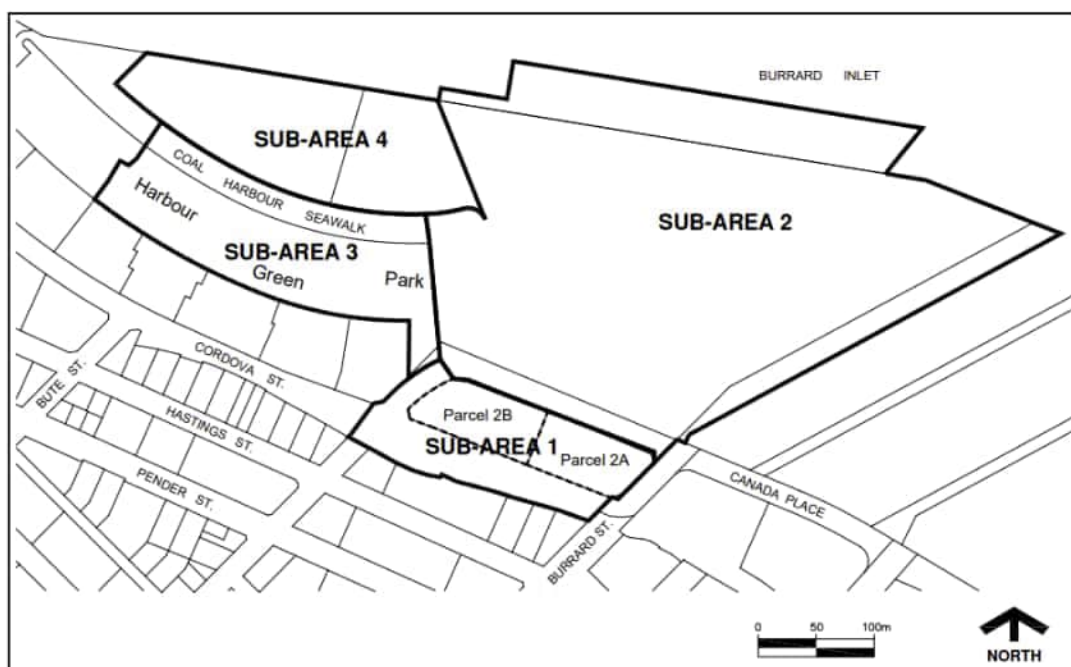
- **Vancouver Convention and Exhibition Centre (VCEC) CD-1 Guidelines - 100 Thurlow Street and Burrard Landing (201 Burrard Street) CD-1 Guidelines:** These guidelines are used in conjunction with the CD-1 (363) By-law within the Vancouver Convention and Exhibition Centre (VCEC) site. The guidelines will ensure that the design of individual developments on the proposed VCEC site is compatible with the overall urban design concept for the Burrard Landing precinct and adjacent development.
- **CD-1 (363) By-Law No. 7679:** This by-law establishes zoning provisions for the eastern waterfront portions of the *ODP*, with the intent to permit the development of a district with office, hotel, retail, services, marina uses, and a cultural and recreational facility in a form

which complements, and is compatible with, the character of largely residential adjacent areas. It is divided into four sub-areas (see Figure 2).

The majority of the subject site is in sub-area 2, while a small portion is located in sub-area 4. This text amendment is limited to sub-area 2 of CD-1 (363), containing the VCEC and the water portion of the lot extending to the harbour headline. Sub-area 2 sets out floor area for a range of commercial, office, convention centre uses as well as a marina for up to 100 berths. However, it does not currently include hotel uses. The height of structures for the area between the waterfront perimeter walkway (seawall) and the harbour headline (i.e. the water portion of the lot) is limited to 9.0 m, and up to 14.0 m for intermittent, widely-spaced structures. The intent of these provisions corresponds to a marina use with berths for motorboats and sailboat masts.

- **Hotel Development Policy:** This policy reaffirms the importance of hotels and meeting facilities to the City's economy and encourages consideration of new hotels and expansion of existing hotels to contribute to the overall supply.

Figure 2: Sub-Areas of CD-1 (363)



## Discussion

### 1. Proposal

The proposal is for a 250-room floating hotel (see Figure 3) in the form of a vessel and a new west side dock at water level with a public walkway and commercial uses (

Figure 4). The floating hotel includes a publicly accessible hotel-bar, shops, restaurant, and a viewing area on the north side of the structure. The west side dock can also be accessed from the existing seawall via a staircase or elevator down to the water level and includes one-storey buildings for a café and spa. The west side dock is intended to be a publicly accessible extension of the seawall, open to the public between 6 am and 10 pm, and permitting views across the harbour to the north shore mountains.

**Figure 3: Proposed Floating Hotel Looking Northwest**



**Figure 4: Rendering of the Proposed West Side Dock with Public Walkway, Café and Spa**



This application proposes to amend sub-area 2 of CD-1 (363) to provide floor area for the floating hotel, café, spa, and covered walkways/elevator on the west side dock. There is existing un-built floor area within sub-area 2 of CD-1 (363) to allow for most of these uses. However, some additional floor area is still required to accommodate this proposal. The proposed, existing, and additional floor areas are summarized in Figure 5. The net additional floor area does not exceed the floor area limits set out in the *ODP* for hotel and commercial uses.

**Figure 5: Proposed, Existing and Additional Floor Areas in CD-1 (363)**

Proposed floor area for proposal	Existing un-built floor area in CD-1 (363) (sq. m)*	Net additional floor area to be created in CD-1 (363) for hotel and commercial uses
13,647 sq. m	10,546 sq. m	3,101 sq. m

\*excluding Cultural and Recreational uses, which are reserved for potential future cultural or recreational facilities.

A section is also added to CD-1 (363) sub-area 2 to permit a beauty and wellness centre (i.e. spa) to function outdoors.

## 2. Form of Development

While the *ODP* anticipates small floating structures with a height of up to 9 m in sub-area 2 between the seawall and harbour headline, the application proposes a 20.0 m high floating hotel moored to a publicly accessible west side dock with a one-storey café and spa to the west. The floating hotel will partially obstruct views of the harbour and north shore along the seawall, and at the Burrard Street end panoramic view, the VCEC and Canada Place. To mitigate this, conditions are included in Appendix B to secure public access to viewing areas on the north side of the floating hotel, as well as the west side dock to compensate for the obstruction of views. Refer to the summary in Figure 6 below.

**Figure 6: Urban Design Analysis Summary**

Issue	Policy	Proposal	Impacts	Outcomes
<b>Height, Bulk, and Massing</b>	CD-1 (363) limits height to <b>9.0 m</b> (geodetic)	<b>20.0 m</b> (geodetic)	Public views	The proposed CD-1 by-law amendment permits the proposed height, bulk and massing (the equivalent of a six-storey building).
<b>Public Realm and Waterfront Access</b>	Provide lower walkway and include intermittent commercial uses and access to waterfront.  Avoid dead-end sections	Lower walkway provided but dead ends  Spa at north end of west side dock reserves area for clients only and restricts public access	Pedestrian experience  Limited public access  No wayfinding	Access to the new public view points on the west side dock and level 3 of the floating hotel are limited to operating hours or restricted to clients of the spa or hotel/restaurant. No wayfinding to viewing areas proposed.  Conditions of Approval in Appendix B seek to secure access to high-quality public realm areas on the majority of the west side dock, including wayfinding signage.
<b>Public Views</b>	Preserve and expand views from the Burrard Street End and the seawall to waterfront and the North Shore Mountains	Viewing area on a portion of the west side dock excludes spa area, and the north side of level 3 of floating hotel reserved for hotel and restaurant clients only	The height, massing and orientation of the floating hotel obstructs public views and diminishes the pedestrian experience along the seawall	Condition of Approval in Appendix B seeks to limit obstructions and secures access to public viewing areas to the north end of west side dock.

- **Urban Design Panel:** A review by the Urban Design Panel was not required.
- **Natural Assets:** Being located on the water portion of the lot, there are no existing trees in this proposal.

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. Transportation and Parking

Parking, pick-up and drop-off, and loading are anticipated to be accommodated by the existing spaces within the VCEC. Hotel guests can access the hotel from Waterfront SkyTrain Station, approximately 500 m away, or from the Harbour Air Seaplane Terminal, approximately 200 m away. Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit under the parking requirements of CD-1 (363) as well as the Parking By-law.

### 4. Regulation of the Floating Hotel

Under the current Vancouver Building By-Law (VBBL), the City cannot issue a Building Permit (BP) or Occupancy Permit (OP) for the floating hotel as it does not contain a foundation or footings. These permits ordinarily allow the City to ensure that buildings are built for life safety, structural integrity, fire suppression, evacuation, etc. Instead, the applicant team proposes that the floating hotel will be certified by a third-party international ship classification society, Det Norske Veritas (DNV). Certification by DNV of the floating hotel would at a minimum involve:

- Design verification (e.g. review drawings, calculations for stability, integrity, watertightness, fire safety, evacuation life saving appliances);
- Construction surveillance (e.g. conduct inspections at shipyard);
- Operations follow-up (e.g. once installed, conduct annual inspections of structure, watertightness, marine and electrical systems, fire safety and appliances).

DNV's certification process is recognized by Transport Canada as well as the United Nation's International Maritime Organization (UN IMO), the agency creating global regulations and policies for safe and secure maritime vessel operation. To mitigate the risk of not being able to issue a BP or OP, conditions are included in Appendix B to:

- Provide a release and indemnity in favour of the City of Vancouver in the event of any injury, death or damage associated with the floating hotel;
- Require the applicant to hold a minimum amount of liability insurance in case of injury, death and damage related to the floating hotel operation, naming the City as an additional insured party; and
- Require regular reporting to the City regarding the floating hotel's classification standards, including notification to the City in the event of discovery of life-safety and health-related deficiencies.

## 5. Other Regulatory Authorities:

The access ramps from the VCEC to the floating hotel cross above, but do not enter into an identified habitat compensation area on the water edge of the VCEC. New dolphin pilings (i.e. piles driven into the seabed to create mooring points) are proposed to secure the west side dock and floating hotel. This application must be evaluated by Department of Fisheries and Oceans (DFO) for impacts to fish and marine habitat at the development permit application stage.

The proposal is situated near boat and seaplane operations in the harbour. The applicant is directed to seek permits and approvals from other regulatory authorities having jurisdiction and agencies related to navigation and transportation in this area, including NavCanada, Transport Canada and Vancouver Fraser Port Authority, to ensure that the proposal meets their requirements and/or will not interfere with those agencies' operational needs. If such permits and approvals are not able to be issued in advance of this rezoning, the applicant must provide proof of permit or approval issuance prior to development permit issuance for the floating hotel and west dock.

These permitting and approval processes are not within the City's jurisdiction.

## 6. Public Input

Public engagement primarily included mailed postcards, a site sign, a webpage, an online comment form, and question and answer (Q&A) period. Refer to the application webpage at <https://www.shapeyourcity.ca/1055-canada-pl>.

In total, approximately 110 submissions were received. Comments in support highlighted the floating hotel as a unique addition that would activate the waterfront, address Vancouver's hotel room shortage, and enhance tourism. Concerns focused on obstructed waterfront views, environmental and marine impacts, and the loss of public access and open water space in one of the city's most iconic and heavily used public areas. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

## 7. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** DCLs are payable for floor area subject to a building permit (BP), based on rates in effect at that time of BP issuance and the floor area proposed at the development permit stage. As the floating hotel is not currently expected to be subject to a BP, DCLs are only expected to be payable for on the west side dock.
- **Contribution by Agreement:** New hotel developments provide contributions to support growth in the city, in part through DCLs. In lieu of a DCL, the applicant was asked for a voluntary contribution of \$3.6 million to fund growth-related capital projects such as parks, childcare and engineering infrastructure. The applicant has declined to make a contribution.
- **Community Amenity Contributions (CAC):** The additional floor area to be created in CD-1 (363) for hotel and commercial uses would typically be subject to a target commercial linkage contribution under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has instead offered public access to the new west side dock as an on-site public benefit from this rezoning and no additional contribution is proposed.

- **Public Art:** The public art contribution is estimated to be \$290,852 based on the current (2016) rate.
- **Other benefits:** The applicant will provide public access to the proposed floating west dock to be secured for public use by a statutory right-of-way (“SRW”). The proposed public access would be available everyday from 6 am to 10 pm and would extend from the existing Convention Centre perimeter walkway to the northern most end of the floating dock.

### **Financial Implications**

As discussed in the Public Benefits section the project will be subject to applicable DCLs for the west side dock only. Public access to the floating dock will be secured by an SRW and will be provided at no cost to the City. See Appendix D for additional details.

### **Conclusion**

The proposal is consistent with the *Vancouver Official Development Plan* and the *Hotel Development Policy* and contributes to the City’s priorities for adding new hotel rooms. 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**  
**1055-1085 Canada Place and 1001-1045 West Waterfront Road**  
**DRAFT CD-1 (363) BY-LAW AMENDMENTS**

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

1. This By-law amends the indicated provisions of By-law No. 7679.
2. Council adds a new Section 4.2 in the correct numerical order as follows:
 

“4.2 All commercial uses and accessory uses in sub-area 2 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;
  - (e) restaurant; and
  - (f) beauty and wellness centre.”
3. In Section 6.1, Council strikes out Table 1 and substitutes the following:

**“Table 1**  
**Maximum Floor Area (in square metres)**

Use	Sub-Areas (from Diagram 1)				
	1	2	3	4	Total
Office	20 312	0	N/A	N/A	20 312
General Office Live-Work on development Parcel 2B	21 500	N/A	N/A	N/A	21 500
Hotel, Office, General Office Live Work, Retail and Service Uses on Development Parcel 2A	75 832 except that General Office Live Work is limited to 37 160 and Retail and Service Uses combined are limited to 4 875	N/A	N/A	N/A	75 832
Hotel in Sub-Area 2	N/A	13,202	N/A	N/A	13,202
Retail and Service, excluding Hotel	3 665	290	975	N/A	4 930
Covered walkways accessory to Retail and Service	N/A	155	N/A	N/A	155

Retail and Service in conjunction with Convention and Exhibition Centre, excluding Hotel	N/A	8 749	N/A	N/A	8 749
Convention and Exhibition Centre	N/A	47 752	N/A	N/A	47 752
Exhibition Hall in conjunction with Convention and Exhibition Centre	N/A	21 075	N/A	N/A	21 075
Cultural and Recreational Uses	N/A	10 000	10 000	N/A	20 000
<b>Total</b>	121 309	101 223	10 975	0	233 507

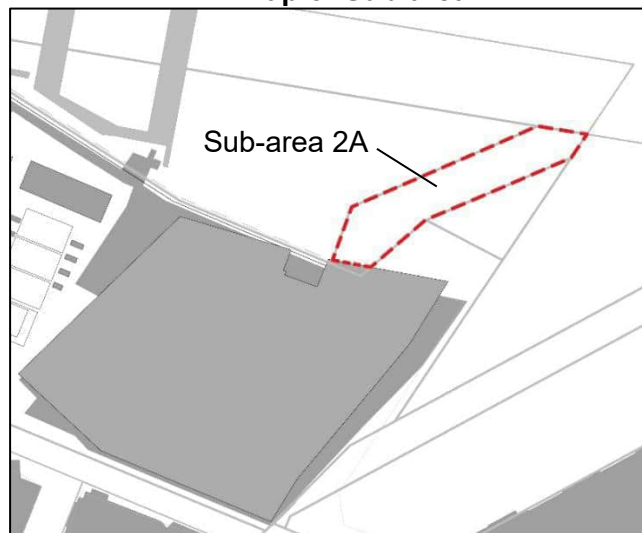
4. Council rennumbers Section 7.6 as section 7.7.

5. Council adds a new section 7.6 in the correct numerical order as follows:

“7.6: Despite sections 7.4 and 7.5, the Director of Planning or Development Permit Board may permit an increase in the maximum height in sub-area 2A, as shown on the map of sub-area 2A, between the harbour headline and any waterfront pathway for a structure containing a hotel and any accessory uses to the hotel up to a maximum of 20.0 m geodetic elevation including architectural appurtenances, if it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the relationship between the development and the adjacent convention and exhibition centre and commercial areas; and
- (b) the height, bulk, location, and design of the structure and its effect on the site, surrounding buildings and open space, the waterfront pathway, streets, and existing views.

**Map of Sub-area 2A:**



\* \* \* \* \*

## **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 Dialog, received on December 23, 2024.*

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 improve access to existing public views.

Note to Applicant: The intent is to maximize the northerly open water and mountain views from the upper waterfront walkway/bikeway, therefore, minimizing interruption of existing landmark views from waterfront and Burrard Street end-of-corridor open space views, in accordance with the *Coal Harbour ODP*, the *VCEC CD-1 Guidelines* and the *VCCECP Bulletin*. Explore reducing the height of structures and/or appurtenances on the floating hotel. Further examples may be found by referring to 3.3 Siting, 3.4 Views and 3.5 Massing Controls 5 in *VCECCP Bulletin*, and Conditions 2.1 and 2.5 for the public access SRW.

- 1.2 Design development to ensure high-quality public realm.

Note to Applicant: This may be achieved by providing well signed, universal design and accessible pedestrian connections throughout that complement the design of the public realm at the VCEC with consideration of high-quality materiality, lighting, planting, seating, etc. for pedestrian interest. Refer to Condition 2.5 for the public access SRW.

- 1.3 Reduce noise and light pollution.

Note to Applicant: The impact of nuisance activities should be carefully considered and moderated within the context of the nearby Coal Harbour residences and existing habitat.

#### **Landscape**

- 1.4 Provision at time of Development Permit application a complete set of landscape drawings including the publicly accessible floating dock, floating natural habitat, and any proposed permanent landscape elements.

Note to Applicant: Drawing package should include sections, details, soil volume calculations and plant list. Sufficient detail is required to assess pedestrian movement and safety, and to demonstrate adequate soil volume, appropriate coastal plant species selection and maintenance strategy to ensure long-term success or proposed landscape.

## Sustainability

- 1.5 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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*s – *Process and Requirements*.

Note to Applicant: Requirements pertain to all buildings and structures that are issued a Building Permit.

## Engineering

- 1.6 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.7 Provision of an updated and finalized Transportation Assessment and Management Study (TAMS) with detailed parking, passenger loading, bicycle, and loading plans showing the spaces and the access routes to and from the site, including any ramps, staircases, or elevators.
- 1.8 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.
- 1.9 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 advance 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>

- 1.10 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](mailto:umb@vancouver.ca).

## **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 Registration of a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to take access to underground parking from the adjacent development site at 1055-1085 Canada Place and 1001-1045 West Waterfront Road.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.2 Registration of a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for 2 Class B loading space(s) between the convention centre and hotel and label the space(s) as [list land uses, e.g. *'Convention Centre and Hotel'*];

Note to Applicant: The preparation of this legal agreement includes a statutory right-of-way and a requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.3 Registration of a Parking Covenant, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, on the parcel to secure accessible parking spaces and passenger loading for the benefit of the floating hotel.

Note to Applicant: The preparation of this legal agreement includes a statutory right-of-way and a requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.4 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. 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 WSP date July 14, 2025, no water main upgrades are required to service the development.

It has been advised by the applicant that the proposed floating hotel, which will be situated within the parcel, will not require a new water connection to the City's water system. The floating hotel's domestic water supply will be connected to the existing metered service for the property.

The applicant has also indicated that the proposed floating hotel will have its own fire suppression system, separate from the City's water system. It is the property owner's responsibility to ensure they meet the fire protection requirements in accordance with the City's standards.

If required, the main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm. Based on the FUS submission, the City's water system has the capacity to supply the required fire flow.

- (b) Implementation of development(s) at 1055-1085 Canada Place and 1001-1045 West Waterfront Road requires the following in order to maintain acceptable sewer flow conditions.

Note to Applicant: Development to be serviced by the existing City owned 250 mm SAN sewers in Thurlow Street through connection with the existing Canada Convention Centre Building Wastewater Treatment Facility systems.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated 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](https://vancouver.ca/rainwater).

## Public Access Statutory Right of Way

- 2.5 Provision of a statutory right-of-way (SRW) for public use of the proposed floating west dock, extending from the existing Convention Centre perimeter walkway to the northern most end of the floating west dock. The agreement will include provisions that the public may access the floating west dock everyday from at least 6 am to 10 pm. This is intended as a public benefit.

Note to Applicant: the SRW agreement must allow the public to access and be upon the floating west dock as if it was an extension of the existing Convention Centre perimeter walkway. Install signage along the perimeter walkway to indicate public access to the northern most end of the proposed floating west dock, as well as opening hours.

## Floating Hotel Regulation Conditions

- 2.6 Enter into a Section 219 covenant, registered against title to the site, to the satisfaction of the Director of Legal Services for a release and indemnity in favour of the City of Vancouver in the event of any injury, death or damage arising directly or indirectly from the floating hotel's operations during its presence on the site.
- 2.7 Enter into a Section 219 covenant and/or such other agreements as the Director of Finance and the Director of Legal Services determine are necessary registered against title to the site, in favour of the City, to secure the following promises:
- (a) Require the owner to provide the City promptly with results of all annual inspections and irregular inspections by the third-party vessel classification agency, currently proposed to be Det Norske Veritas (DNV);
  - (b) In the event of discovery of life-safety and/or health-related deficiencies after inspection by the third-party vessel classification agency, require the owner to remedy such deficiencies promptly, and if no remedy is undertaken by stated time to remove the floating hotel entirely from the site and/or unconditionally surrender any corresponding business licence for the floating hotel;

Note to Applicant: Annual and irregular reporting is to be submitted to the City's Chief Licencing Official or delegate.

- (c) Provide the City with certificates of insurance, on an annual basis, evidencing the maintenance of insurance policies customary for the operation of a floating hotel, including but not limited to commercial general liability, hull and machinery and marine protection and indemnity insurance, to cover third-party injury, death and property damage arising out of the operation of the floating hotel, with minimum limits to be determined by the City from time to time. The owner shall maintain such insurance policies for so long as the floating hotel is present on the site, and if the insurance is cancelled or not maintained, the owner will remove the floating hotel entirely from the site. The City shall be named as an additional insured party on such insurance policies.

Note to Applicant: Reporting of insurance is to be sent to the City's risk management group.

- (d) Prior to connection of water and sewer services for the floating hotel, provide an assurance letter from the applicant's naval engineer of record to the City that the

floating hotel meets the height, design and siting as specified by the zoning bylaw requirements and the issued development permit for the floating hotel.

### **Other Regulatory Authorities**

- 2.8 Confirmation from other regulatory authorities and related agencies related to navigation and transportation in this area, including Nav Canada, Department of Fisheries and Oceans, Transport Canada and Vancouver Fraser Port Authority, that all necessary approvals and permits from such authorities and agencies have been obtained for issues such as navigation and environmental impact related to the floating hotel. In the event the said approvals and permits may not be issued prior to rezoning enactment, the applicant will provide a Section 219 covenant and/or such other agreements as the Director of Finance and the Director of Legal Services determine are necessary registered against title to the site, in favour of the City, to prohibit issuance of any Development Permit for the floating hotel until proof of such approvals and issued permits have been fully delivered to the City.

### **Public Art**

- 2.9 Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services (ACCS) 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 General Manager of ACCS.

Provide development details to the satisfaction of the General Manager, or their designate (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application.

### **Environmental Contamination**

- 2.10 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; 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 on this site constructed 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 issued 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.

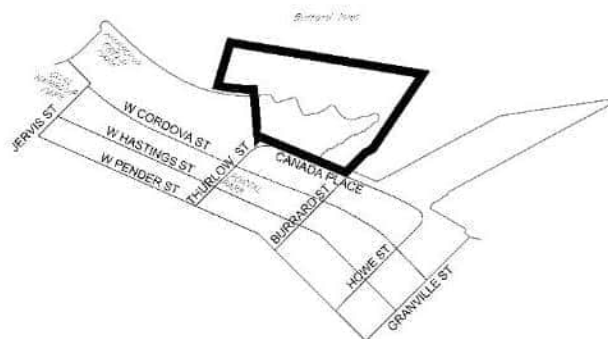
\* \* \* \* \*

## APPENDIX C ADDITIONAL INFORMATION

### Public Consultation Summary

Event	Date(s)	Details
<b>Webpage published</b>	January 23, 2025	<a href="https://www.shapeyourcity.ca/1055-canada-pl">https://www.shapeyourcity.ca/1055-canada-pl</a>
<b>Postcard mailed</b>	February 24, 2025,	2,153 notices mailed
<b>Site sign installed</b>	February 12, 2025	n/a
<b>Online comment form</b>	January 23, 2025, to December 4, 2025	104 submissions <ul style="list-style-type: none"> <li>• 37 responses support</li> <li>• 63 responses opposed</li> <li>• 4 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	February 26, 2025, to March 11, 2025	3 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	January 23, 2025, to December 4, 2025	3 submissions
<b>Total webpage views</b>	January 23, 2025, to December 4, 2025	1,720 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		110 submissions

### Map of Notification Area



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

Areas of support:

- **Hotel supply:** The project is a much-needed addition to Vancouver’s limited hotel supply and would help address the city’s ongoing shortage of visitor accommodation.
- **Waterfront activation:** The floating hotel is a unique and exciting way to activate the waterfront, adding a landmark that would attract visitors, support businesses, and enhance the area’s vibrancy.
- **Location:** The proposal fits well at this waterfront site, avoids impacts on land-based uses, respects the Burrard View Cone, and offers accessible spaces to the public realm.

Areas of concern:

- **Loss of waterfront views:** A floating hotel at this location would obstruct the waterfront views, diminishing the experience for residents, visitors, and privatize a view that is currently free to public.
- **Environment:** Pollution, disruption to marine life, increased water traffic, and long-term ecological effects. Using water space for a private hotel is inappropriate given rising environmental pressures and the need to protect natural shorelines.
- **Public realm and land-use concerns:** Increased congestion near Canada Place and potential conflicts with seaplanes and marine operations. Hotel development should occur on land rather than in one of the city’s most sensitive and heavily used public waterfront areas.

### Response to Public Comments

- **Loss of waterfront views:** To minimize obstruction of views, the new west side public dock will be publicly accessible. The viewing deck on the north side of the floating hotel will also be publicly accessible during operating hours.
- **Environment:** The applicant will be required to obtain the necessary environmental permits from other regulatory agencies with jurisdiction over the marine environment, such as the Department of Fisheries and Oceans.
- **Public realm and land-use concerns:** The site is highly accessible by pedestrians and cyclists, given its location next to the seawall and in close proximity to the Waterfront SkyTrain station. The applicant is responsible for resolving any potential conflicts with seaplanes and marine operations with other regulatory authorities with jurisdiction over navigation, such as NavCanada and the Vancouver Fraser Port Authority.

\* \* \* \* \*

**APPENDIX D  
PUBLIC BENEFITS**

City-wide DCL <sup>1</sup>	\$172,340
Utilities DCL <sup>1</sup>	\$53,997
Public Art <sup>2</sup>	\$290,852
<b>TOTAL</b>	<b>\$517,189</b>

**Other Benefits:** Public access to the proposed floating west dock to be secured for public use by a statutory right-of-way (“SRW”). The proposed public access would be available everyday from 6 am to 10 pm and would extend from the existing Convention Centre perimeter walkway to the northern most end of the floating dock.

<sup>1</sup> **Development Cost Levies (DCLs):** Based on rates in effect as of December 2025 and the proposed 802 sq. m (8,633 sq. ft.) of floor area for the café and spa buildings on the west side dock, as well as covered walkways.

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. As the floating hotel is not currently expected to be subject to a Building Permit, DCLs are only expected to be payable for on the west side dock and covered walkways. A development may qualify for 12 months of in-stream rate protection. See the City’s [DCL Bulletin](#) for more details.

<sup>2</sup> *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.

\* \* \* \* \*

## APPENDIX E REZONING APPLICATION SUMMARY

### Property

Address	Parcel Identifier (PID)	Legal Description
1055-1085 Canada Place and 1001-1045 West Waterfront Road	027-112-721	Parcel 1 of the Public Harbour Burrard Inlet Plan BCP30843 Except Plan EPP2853

### Applicant Team

<b>Applicant</b>	Vancouver Harbour Flight Centre Ltd.
<b>Developer</b>	B.C. Pavilion Corporation
<b>Architect</b>	Dialog
<b>Property Owner</b>	B.C. Pavilion Corporation

### Statistics

	Permitted Under CD-1 (363)	Proposed
<b>Zoning</b>	CD-1 (363)	CD-1 (363)
<b>Site Area</b>	1055-1085 Canada Place and 1045 West Waterfront Road parcel 84,480 sq. m (909,335 sq. ft.)	
<b>Land Use</b>	Mixed-Use	Mixed-Use
<b>Maximum FSR</b>	n/a	n/a
<b>Maximum Height</b>	CD-1(363) Sub-area 2 between the harbour headline and waterfront path 9.0 m (30 ft.)	CD-1 (363) Sub-area 2A between the harbour headline and waterfront path 20.0 m (66 ft.)
<b>Floor Area</b>	CD-1 (363) Sub-area 2 98,122 sq. m (1,056,176 sq. ft.)	CD-1 (363) Sub-area 2 101,223 sq. m (1,089,555 sq. ft.)
<b>Hotel Rooms</b>	N/A	250 hotel rooms
<b>Natural Assets</b>	n/a	n/a

\* \* \* \* \*