



COUNCIL REPORT

Report Date: April 21, 2026
Contact: Oskar Eriksson
Contact No.: 604.829.9270
RTS No.: 18572
VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street

Recommendations

- A. THAT the application by Buttjes Architecture Inc., on behalf of W.F.C. Properties Inc., the registered owner of the lands located at 1290 Hornby Street and 889 Drake Street [*PID 032-184-701; Lot 1 Block 101 District Lot 541 Group 1 New Westminster District Plan EPP135018*], to amend CD-1 (Comprehensive Development) District (892) By-law No. 14261 to convert the previously secured cultural amenity space into 14 strata-titled residential units and 258 sq. m (2,778 sq. ft.) of commercial space and to increase the maximum floor space ratio (FSR) from 11.96 to 13.0;

FURTHER THAT the draft by-law to amend CD-1 (892) No. 14261, prepared for the Council meeting 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 Buttjes Architecture Inc., received on August 5, 2025;

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 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

The proposal is to amend CD-1 (Comprehensive Development) District (892) for 1290 Hornby Street and 889 Drake Street. The amendment is to convert the previously secured cultural amenity space into strata-titled housing and commercial space and to increase the maximum floor space ratio (FSR) from 11.96 to 13.0. The proposal will result in the addition of 14 strata-titled units, for a total of 225 units, and the addition of 258 sq. m (2,778 sq. ft.) of commercial space on the ground floor. No changes are proposed to the building height.

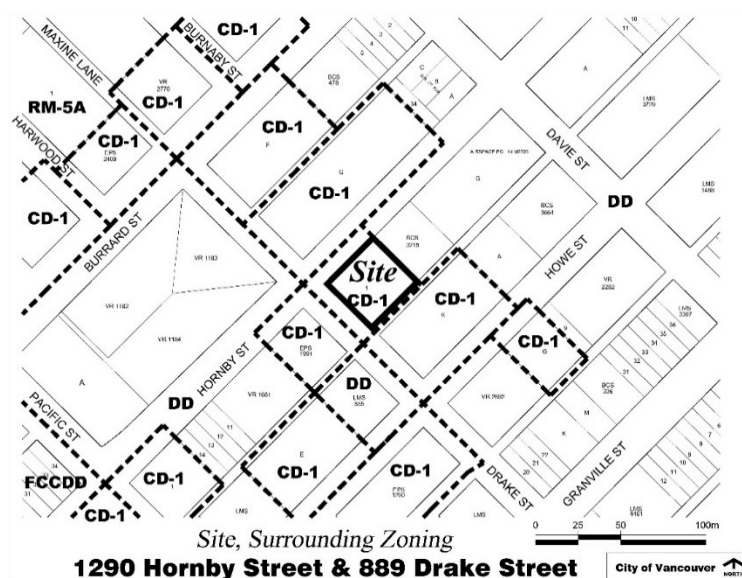
This application is consistent with the *Vancouver Official Development Plan* and generally consistent with the *Downtown Rezoning Policy*. In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Official Development Plan* and contains majority residential use. 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 parcel, located on the east corner of the intersection of Hornby and Drake Streets (see Figure 1). The surrounding neighbourhood consists of mixed-use and residential developments, ranging from older low-density buildings to large residential towers, with One Burrard Place across the street at 1289 Hornby Street, with a height of 54 storeys.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan (ODP):** The land use and height is consistent with the Residential High-Rise 2 Generalized Land Use designation. This designation supports residential towers exceeding 26 storeys and permits residential uses with compatible, complementary commercial uses.
- **Downtown Official Development Plan (DODP):** The foundational land use and built form framework for the downtown peninsula is set out in the *DODP*. It establishes permitted uses, maximum building heights, and density, and encourages a balanced mix of residential, commercial, cultural, and employment uses. Within this framework, the *DODP* identifies where market housing is appropriate and, for this site, permits residential buildings up to 91.4 m (300 ft.).
- **Downtown Rezoning Policy:** The policy enables rezonings for residential developments on sites within the Area N sub area up to the underside of the most restrictive view cone, with a maximum density subject to urban design performance. This area of the Downtown peninsula is meant to support residential developments, with contributions to public benefits.
- **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

Background

CD-1 (892) No. 14261 was approved in principle at the July 7, 2022 Public Hearing and enacted on February 27, 2025. The by-law permits a 35-storey mixed-use building including 211 strata-titled units and a cultural amenity space over two levels at grade to be delivered in-kind to the City. The CD-1 by-law allows for a floor space ratio (FSR) of 11.96 and a maximum building height of 106.11 m (348.13 ft.).

The proposal was submitted under the *Potential "Benefit Capacity" in Downtown* policy and was granted additional height and density in exchange for a 1,243.2 sq. m (13,382 sq ft.) cultural amenity space, to be delivered turnkey to the City. The *Potential "Benefit Capacity" in Downtown* policy was repealed in 2018, and its provisions allowing consideration of additional height and density in exchange for public benefits were incorporated into the *Downtown Rezoning Policy*.

Current Proposal

The proposal is to amend CD-1 (Comprehensive Development) District (892) to remove the cultural amenity space and replace it with 14 additional strata-titled housing units and 258 sq. m (2,778 sq. ft.) of commercial space on the ground floor. The applicant is offering an equivalent cash value in lieu of the previously secured cultural amenity space as the replacement Community Amenity Contribution (CAC). No changes are proposed to the building height.

The proposed amendment results in a slight increase to the floor space ratio (FSR) from 11.96 to 13.0. Previously, the floor area allocated for the cultural amenity space was excluded from the floor area calculation, since the asset was planned to be transferred to the City. As the space is now proposed for commercial and residential use, this area is included in the floor area calculation.

The previous conditions of by-law enactment included in the original report (Public Hearing July 7, 2022) that related to securing construction and transfer of the cultural amenity space and the related shared loading agreement will be removed as part of this approval (which shall ultimately include discharge of the Construction and Transfer Agreement and the Shared Loading Agreement registered on title), and replaced with the requirement to pay the additional cash CAC as set out in Appendix B. Similarly, as a result in changes to the City's Transportation Demand management framework, the Shared Vehicle Agreement registered on title is no longer required under this proposal and may now be discharged from title.

The Applicant's rationale for removing the previously secured cultural amenity space showed that the location and built form presented some challenges in meeting user needs and that a cash CAC could instead be directed to support other cultural space needs. Through the adoption of the Making Space for People (2019), the City has developed the *Cultural Infrastructure Plan* which sets the City's long-term vision and commitment to addressing art and cultural space challenges. The goal is to secure, enhance, and develop vibrant, affordable and accessible arts and culture spaces. The cash CAC collected from this project can be allocated to amenities or other public benefits in the Metro Core, which will ultimately be determined through future Capital Planning processes and decision by Council.

Figure 2: Proposed Building Looking East

2. Form of Development

The building envelope remains generally consistent with the form of development established in the CD-1. There have been adjustments to the podium to accommodate the residential units.

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. Policy Analysis

The revised proposal remains broadly aligned with the intent of the original rezoning and with applicable City policies.

The proposal is consistent with the *Vancouver Official Development Plan (ODP)* and the *Residential High-Rise 2* designation, which supports high-rise residential developments exceeding 26 storeys with complementary commercial uses.

The *Downtown Official Development Plan (DODP)* supports market housing and permits up to 2,500 sq. ft. of ground-floor commercial floor area for this site, while the application proposes 2,777 sq. ft. Staff support this modest increase given the site's corner location and the public-realm benefits of active ground-floor uses.

The *Downtown Rezoning Policy* builds on the *DODP* by allowing consideration of additional height and density to help deliver public benefits, subject to urban design performance. It incorporates provisions that were previously part of the now repealed *Potential "Benefit Capacity" in Downtown* policy. Under the original approval, the project secured a cultural amenity space in exchange for additional height and density. The applicant now proposes to remove the two-level cultural space and instead provide an \$8.7M cash CAC contribution. While the form of the benefit has changed, the revised approach continues to meet the broader intent of the policy by supporting the delivery of cultural amenities elsewhere within the Metro Core.

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 notification methods included mailed postcards, site signage, and a webpage. Public input was collected primarily using an online comment form and email. Refer to the application webpage: <https://www.shapeyourcity.ca/1290-hornby-st-and-889-drake-st>

In total, approximately 20 submissions were received. Comments expressed support for the overall scale and density of the proposal. However, concerns were raised about the removal of the cultural amenity space, with comments emphasizing the importance of retaining dedicated cultural and community spaces to support arts programming, community gathering, and neighbourhood vitality. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay additional DCLs of \$246,450 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. The 2022 rezoning approval secured a cash CAC of \$12,170,000, which was collected by the City at by-law enactment in 2025. As part of this text amendment, in lieu of delivering the previously secured cultural amenity space, the applicant will pay an additional cash CAC of \$8,700,000, equivalent to the 2022 valuation of the in-kind

amenity. Staff recommend this \$8.7M cash CAC be allocated to public benefits in Metro Core.

- Real Estate Services staff have reviewed the proposal, reflecting the additional density, and have determined that there is no further CAC beyond what is being offered.
- **Public Art:** With the conversion of the cultural amenity space to residential floor area, an additional public art contribution of \$26,493 is estimated, based on the applicable 2016 rate.

Financial Implications

This project is expected to provide DCLs, a cash CAC as well as a public art contribution. See Appendix D for additional details.

Conclusion

The proposed land use, density and form of development remain consistent with the *Vancouver Official Development Plan* and the *Downtown Rezoning Policy*. If approved, this development will provide residential units in the Downtown area and collect commensurate development contributions. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the amendments to the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
1290 Hornby Street and 889 Drake Street
DRAFT BY-LAW TO AMEND CD-1 (892) BY-LAW NO.14261

Note: An amended 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.14261.
2. In section 5.1, Council strikes out “1,393.1” and substitutes “1,396.3”.
3. In section 5.2, Council strikes out “11.96” and substitutes “13.0”.
4. In section 5.3, Council strikes out “A minimum of 1,243.2 m² of floor area must be used for cultural uses secured to the City’s satisfaction for public use and benefit.” and substitutes “The total floor area for commercial uses must be a minimum of 200 m².”
5. In section 4, Council:
 - (a) renumbers section 4 as section 4.1; and
 - (b) adds a new section 4.2 in the correct numerical order as follows:

“4.2 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 full width, may be used for residential purposes except for entrances to the residential portion.”.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Buttjes Architecture Inc., received on August 5, 2025.

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

Engineering

- 1.1 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.

Note to Applicant: Estimated Parking By-law deficiencies include Class A loading, Visitor parking, and End of Trip clothing lockers for Retail use.

- 1.2 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

(a) Minimum [3.4 m (11.2 ft) width], 10.2 m (33.5 ft) length for Class B spaces.

- 1.3 Provision of the following general revisions to architectural plans, including:

(a) Additional section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions, including a partial Section through the overhead stair projection on the main ramp; and

(b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.4 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

(b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

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 a Services Agreement, or a modification to the existing Services Agreement as necessary, 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 CitiWest Consulting Ltd. dated December 18, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Hornby Street or 300 mm on Drake Street. Should the development require water service connections larger than 200 mm on Hornby Street, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1290 Hornby Street does not require any sewer upgrades. Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers on Drake Street.

The City of Vancouver Council has approved a Vancouver Building By-law 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.

Public Art

- 2.2 Execute an agreement, or a modification to the existing Public Art Agreement, as necessary, satisfactory to the Director of Legal Services and the General Manager of Arts & Culture 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.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B1 (time-limited): 60% cash-in-lieu of Art. Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred to public hearing as of December 10, 2025 and prior to July 31, 2026. Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Community Amenity Contribution

- 2.3 Pay to the City the cash Community Amenity Contribution of \$8,700,000 (cash CAC) which the applicant has offered to the City to support public benefits in Metro Core, including, but not limited to, prioritization for cultural spaces. Payment of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:
- (a) \$5,000,000 must be paid by wire transfer prior to the enactment of the by-law amending CD-1 (892) By-law No. 14261 (the "Rezoning By-law");
- (b) \$3,700,000 (the "Outstanding Balance") must be secured with the City prior to enactment of the Rezoning By-law pursuant to 2.3 (d and e), and must be paid by wire transfer by the earlier of the following dates:
- (i) The issuance of the first building permit for the project lands; and
- (ii) The date that is 24 months (measured in calendar days) following the date of enactment of the Rezoning By-law; and

- (iii) For certainty, the City is entitled to full payment of the Outstanding Balance on that date which is no later than 2 years after the date of enactment of the Rezoning By-law; and
- (c) The Outstanding Balance will be charged interest from the enactment date of the Rezoning By-law at prime plus 1% (per Bank of Montreal daily prime rates) with interest paid to the City on quarterly instalments until the date that such amount is fully paid.
- (d) The Applicant will enter into a Deferred CAC Agreement (which may be in the City's sole discretion be registered on title to the project lands), which will set out the particulars and obligations of the Applicant in respect of the payment of the Outstanding Balance, as provided for herein, all on terms and conditions to the satisfaction of the Director of Legal Services, including a requirement that if the Applicant should sell (in whole or in part), its interest in the development of the project lands or shares in the owner or corporations which hold legal or beneficial interest in the owner of this development, then the City may immediately draw down on the City's security upon the closing of such sale transaction.
- (e) The Outstanding Balance will be secured by Letter of Credit or Surety Bond in a form and on such terms and conditions in the sole discretion of the Director of Legal Services and Director of Finance provided to the City prior to enactment of the Rezoning By-law.

Note to Applicant: Upon enactment of the Rezoning By-law, the Applicant may request and the City will provide discharges of the following registered agreements from title to the project lands:

- (1) Cultural Amenity Construction and Transfer Agreement CB1839733-CB1839746;
- (2) Shared Use Loading Agreement CB1839723-CB1839724; and
- (3) Shared Vehicle Agreement CB1839725-CB1839732.

Environmental Contamination

- 2.4 Submit a site disclosure statement to Environmental Services;
- 2.5 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;
- 2.6 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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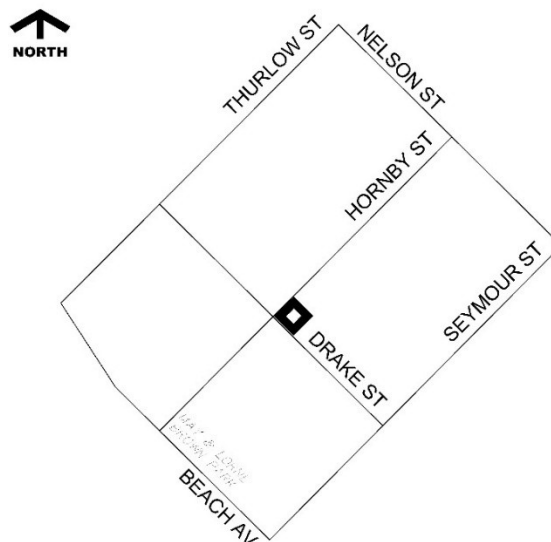
APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 509 page views were recorded. A total of 17 comments were received, with 2 comments in general support for the project and 13 expressing concerns about the loss of cultural amenity space, increased density, and the negative neighbourhood impact.

Event	Date(s)	Details
Webpage published	October 2, 2025	https://www.shapeyourcity.ca/1290-hornby-st-and-889-drake-st
Postcard mailed	October 27, 2025,	9,420 notices mailed (approximate)
Site sign installed	August 22, 2025	
Online comment form	October, 2025, to March, 2026	17 submissions <ul style="list-style-type: none"> • 2 responses support • 13 responses opposed • 2 responses mixed
Other input (phone calls, direct emails, etc.)	October 2, 2025, to March 4, 2026	3 submissions
Total webpage views	October 2, 2025, to March 4, 2026	509 page views
Total Submissions (Comments submitted + questions asked + other input methods)		20 submissions

Map of Notification Area



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

Areas of support:

- **General support:** The use, density and scale of the proposal is appropriate for the area.

Areas of concern:

- **Loss of cultural amenity space:** The removal of the proposed cultural amenity space raises concerns about the loss of dedicated community and arts space. Cultural spaces are viewed as important for supporting artists, non-profit organizations, and community programming, and replacing them with commercial space is seen as reducing access to affordable cultural facilities.
- **Increased density and additional units:** The proposal to increase the floor space ratio (FSR) and add 14 strata units raises concerns about additional residential density being introduced while a previously proposed public benefit is removed.
- **Neighbourhood impacts:** Concerns were raised about potential impacts on the surrounding area, including increased traffic, noise, and activity on nearby narrow streets, as well as potential privacy impacts on adjacent residential buildings.

Response to Public Comments

- **Loss of cultural amenity space:** The applicant is proposing to remove the previously secured cultural amenity space to improve overall development viability by reducing the financial risks of accommodating the facility onsite, and because early consultation with non-profit cultural operators determined the location and built form to be inappropriate for their needs. The Applicant is instead proposing to provide an equivalent cash contribution rather than the space onsite. These funds are intended to be re-allocated to create or improve cultural spaces in other locations in the Metro Core to support the arts and cultural sector.
- **Increased density and additional units:** The change converts the previously approved cultural amenity space into commercial space and 14 strata residential units, with no substantive changes to the approved building height or overall form of development. The increase in density results from the inclusion of floor area that was previously excluded from density calculations for the cultural amenity space and is now counted as residential floor area.
- **Neighbourhood impacts:** The removal of the cultural amenity space and the introduction of commercial retail space and 14 strata-titled units are not anticipated to result in material neighbourhood impacts. The proposal is not expected to generate significant increases in traffic, noise, activity, or privacy concerns.

**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ¹	\$267,152
Utilities DCL ¹	\$150,028
CAC: Cash (in-lieu of Cultural Amenity Space)	\$8,700,000
Public Art ²	\$26,496
TOTAL	\$9,143,676

¹ Based on rates in effect as of December 10, 2025 and the proposed added 985.2 sq. m (10,605 sq. ft.) of residential floor area and 258.0 sq. m (2,777 sq. ft.) of commercial floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

² The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX E REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1290 Hornby Street & 889 Drake St	032-184-701	Lot 1 Block 101 District lot 541 Group 1 New Westminster District Plan EPP135018

Applicant Team

Applicant/Architect	Buttjes Architecture
Developer/Property Owner	W.F.C. Properties Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (892)	Amended CD-1 (892)
Site Area	1,393.1 sq. m (14,995 sq. ft.)	1,396.3 sq. m (15,029 sq. ft.)
Land Use	Residential/Institutional	Residential/Commercial
Maximum FSR	11.96	13.0
Maximum Height	106.11 m (348 ft.)	No change
Floor Area	16,659.9 sq. m (179,332 sq. ft.)	17,878 sq. m (192,433 sq. ft.)
Unit Mix	N/A	1 studio units (0.4%) 114 1-bedroom (50.7%) 87 2-bedroom (38.7 %) 23 3-bedoom (10.2%) 225 Total (100%)
Natural Assets	4 on-site trees to be removed 6 City trees to be retained Final numbers to be confirmed at development permit stage.	No change

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