



REFERRAL REPORT

Report Date: March 31, 2026
Contact: Lauren Whitney
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RTS No.: 18541
VanRIMS No.: 08-2000-20
Meeting Date: April 14, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 888 West 8th Avenue

Recommendation to Refer

THAT the rezoning application and plans, described below, be referred to a Council meeting 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 a Council meeting and not a Public Hearing because the proposal is consistent all relevant official development plans including the *Vancouver Official Development Plan*.

Recommendations for Council

- A. THAT the application by Formosis Architecture, on behalf of A.L. Sott (Laurel Medical) Inc., the registered owners of the lands located at 888 West 8th Avenue [Lots 3 and 4, Except Part in Plan 4654, Block 337 District Lot 526 Plan 590; PIDs 015-189-911 and 015-189-783] to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 8.1 and increase the maximum building height from 9.2 m (30 ft.) to 50.6 m (166 ft.) to permit the development of a 16-storey commercial building containing 152 hotel rooms and commercial on the ground floor be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared 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 Formosis Architecture Inc., received May 1, 2025;

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

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

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

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

Purpose and Executive Summary

This report evaluates an application to rezone the site at 888 West 8th Avenue from C-3A District to CD-1 (Comprehensive Development) District. The proposal is for a 16-storey commercial building with 152 hotel rooms and commercial space on the ground floor.

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 all relevant official development plans including the *Vancouver Official Development Plan*. Staff are recommending that this application be referred to a Council meeting because the proposal is in alignment with *Broadway Plan* policy for a hotel development in the Uptown/Cambie North, Area-A sub area. However, Council has the discretion to refer the by-law to a public hearing. This application is consistent with *Vancouver Official Development Plan*, the *Broadway Plan* and the *Hotel Development Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

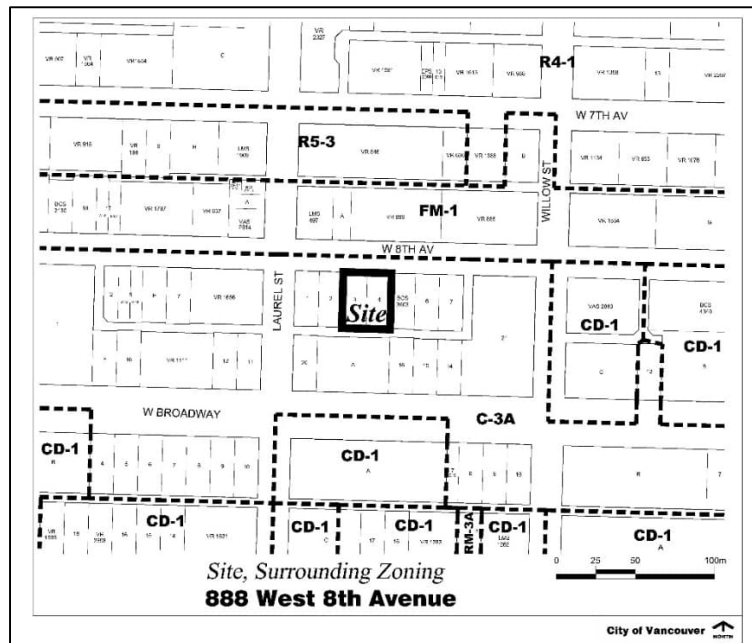
1. Site and Context

The subject site is comprised of two parcels, located mid block on the south side of West 8th Avenue (see Figure 1), between Willow and Laurel Streets. The existing site is occupied by one, three-storey office building constructed in 1973. The surrounding neighbourhood consists of residential, office and commercial buildings, with Willow Park one block away. Vancouver

General Hospital is located two blocks to the south with the future Oak-VGH Station located 100 m away. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan*, particularly in close proximity to rapid transit.

This site is constrained by the emergency helicopter flight path requirements for the Vancouver General Hospital.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The land use and height is consistent with Business Districts Generalized Land Use (GLU) designation.
- **Broadway Plan:** This site is located in Uptown/Cambie North - Area A (FUCA) sub-area 9.18 which regulates maximum height and density based on urban design performance and the helicopter flight path restrictions. Commercial and hotel uses are permitted per the Plan.
- **Hotel Development Policy:** This policy allows applications for hotel developments to be considered through the Broadway Plan.

Discussion

1. Proposal

The proposal is for a 16-storey commercial building with 152 hotel rooms and commercial on the ground floor (Figure 2). Indoor/outdoor amenity space is proposed on the podium and ground floor commercial uses are proposed along 8th Avenue. A building height of 50.6 m (166 ft.) and a floor space ratio (FSR) of 8.1 is proposed. One level of underground parking is to be accessed from the lane.

Figure 2: Proposed Building Looking Southeast



2. Form of Development

In assessing the urban design performance, staff reviewed the proposal against the built form expectations of the Plan (sub-area FUCA). This application proposes a 16-storey hotel and commercial tower with a five-storey podium. In general, the proposed built form meets the Plan’s expectations. Staff have included conditions to further refine and improve the form of development at the development permit stage.

The proposed tower is positioned further south to achieve the maximum permitted height while meeting shadowing requirements onto Willow Park. The rear yard setback for the tower is reduced to accommodate this placement.

The site at 865 West Broadway, across the lane from the proposed tower, is currently developed with a two-storey commercial building and has sufficiently wide site frontage to accommodate a future tower while maintaining an increased setback from the lane centerline of 9.15 m (30 ft.). As shifting the proposed tower further north toward West 8th Avenue would have increased shadowing on Willow Park, staff support the requested setback relaxation.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Site Frontage	45.7 m (150 ft.)	30.2 m (99 ft.)	Massing, bulk, and setbacks	Generally meets the applicable urban design criteria for non-residential tower development.
Tower Separation	7.6 m (25 ft.) from the centre of lane	6.0 m (20 ft.) from the centre of lane	Re-development potential of neighbouring properties	Proposed tower separation is supportable based on the future tower placement analysis.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Three City-owned trees are proposed for removal, and five trees are proposed for retention. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.
- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.

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

4. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and a question and answer (Q&A) period. Refer to the application webpage at <https://www.shapeyourcity.ca/888-w-8th-ave>.

In total, approximately 39 submissions were received. Comments supported the increased hotel supply near key services, suitability of the location, and new ground floor commercial space. Concerns focused on the building's height, neighbourhood impacts, and unsuitability of use in a residential area. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

5. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** This application is subject to the City-wide DCL and Utilities DCL. It is expected that the project will pay DCLs of \$2,495,979 based on December 10, 2025 rates.
- **Community Amenity Contribution (CAC):** The site is subject to a Commercial Linkage Target applicable to 100% non-strata commercial rezonings the Broadway Plan area. The applicant has offered a cash Commercial Linkage Target of \$ 652,748.
- **Public Art:** The application is not subject to the Public Art Policy and Procedures for Rezoned Developments as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a Commercial Linkage Target and DCLs. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the *Vancouver Official Development Plan, Broadway Plan* and *Hotel Development Policy*. 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 8th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

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 that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,087.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined must not exceed 8.1.
- 5.3 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.
- 5.4 Computation of floor 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; and

(d) all storage area below base surface.

5.5 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.

Building Height

6.1 Building height must not exceed 50.6 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

6.3 Despite sections 6.1 and 6.2, no part of the development is permitted to protrude into the emergency helicopter flight path for the Vancouver General Hospital.

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APPENDIX B
888 West 8th Avenue
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 at the Council/Public Hearing of the proposed form of development is in reference to plans prepared by Formosis Architecture, received on May 1, 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 enhance the courtyard layout and improve the livability and environmental quality of hotel units that are oriented solely toward the courtyard.

Note to Applicant: This can be achieved by considering an increase in glazing to improve natural light access and ventilation, and to enhance the livability of courtyard-facing units, particularly the narrow studio units facing the courtyard.

Landscape

- 1.2 Design development to ensure the long-term viability of the intended landscape design by providing practical maintenance access to all green roof areas.

Note to Applicant: It is unclear if the green roofs on certain levels, such as the Level 6 extensive green roofs, can be accessed from the interior or not.

Park Board

- 1.3 Design development to minimize shadowing on Willow Park between the equinoxes from 10 a.m. to 4 p.m.

Note to Applicant: Ensure no shadowing beyond that shown in the November 6, 2025 rationale letter. Refer to *Broadway Plan* – pg. 284 Solar Access and Guidelines Solar Access Guidelines for Areas Outside of Downtown.

Urban Forestry

- 1.4 Removal of City tree 6, 7 and 8 are supportable contingent on the collection of tree value (\$1,197.96 x 3 = \$3,593.88). Contact PBDevelopment.trees@vancouver.ca to initiate the tree removal process.

- 1.5 Submission of a construction logistics plan:
 - (a) Confirm the location of where the site and machinery access is proposed, including construction logistics, crane setup and swing, pickup, loading, etc.
- 1.6 Provision of an updated arborist report and tree management plan, including:
 - (a) Outline of any additional tree protection mechanisms that may need to be put in place in coordination with construction logistics.

Sustainability

- 1.7 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

Engineering

- 1.8 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 1.9 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.10 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.11 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.12 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.13 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

- 1.14 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.15 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes

based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) All proposed building structure shown encroaching onto City property.

Note to Applicant: Clearly show the property lines, after any road or lane dedications, on all the relevant drawings.

(ii) Any proposed portions of gates / doors that swing more than 0.3 m (1 ft.) over the property lines or into a statutory right-of-way (SRW) area.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with the Broadway Public Realm Plan.

Note to Applicant: The Broadway Public Realm Plan can be accessed online at: <https://www.shapeyourcity.ca/broadway-public-realm>

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.16 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:
- (a) Minimum 2.3 m vertical clearance for all accessible vehicle spaces.
- 1.17 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.
- Note to Applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside.
- 1.18 Provision of the following general revisions to architectural plans, including:
- (a) 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.
- 1.19 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- (a) A revised groundwater management plan and/or impact assessment.
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.
- Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.1 of the preliminary hydrogeological study (dated March 19, 2025)
- (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.
- 1.20 Compliance with the Zoning & Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:
- (a) Measures to limit groundwater discharge into the City collection system.
 - (b) Measures to limit or reduce environmental impacts from groundwater diversion.
- Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

- 1.21 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.

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

- 1.22 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.23 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.24 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for

design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Approving Officer for consolidation of Lot 3 and Lot 4, Except Plan 4654, Block 337, District Lot 526, Plan 590 to create a single parcel and dedication of the South 2 feet for lane purposes (in accordance to Schedule "E" of the Zoning and Development By-law).

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 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. 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 Aplin & Martin Consultants Ltd. dated December 3, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on West 8th Avenue. Should the development require water service connections larger than 150 mm, 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 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 West 8th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 200mm STM sewers in West 8th Avenue.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Note to Applicant: 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.

- (c) Provision of street improvements with appropriate transitions, along West 8th Avenue adjacent to the site, including:
 - (i) Minimum 1.5 wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Removal of the existing driveway crossing and reconstruction of the curb and gutter;

(iv) Full-depth pavement reconstruction up to the road centerline.

Note to Applicant: Road reconstruction on West 8th Avenue to meet the City's higher zoned standards.

(d) Provision of street improvements with appropriate transitions, along the lane south of West 8th Avenue adjacent to the site, including:

(i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet the City's "Higher-Zoned Lane" standards with a center valley cross section.

(e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(f) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(g) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(h) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Commercial Linkage Contribution

2.3 Pay to the City a contribution of \$652,748 to be allocated to support the delivery of the Broadway Plan Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

- 2.4 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Direction of Legal Services prohibiting both the separate sale and the strata subdivision of the consolidated site.

Environmental Contamination

- 2.5 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.

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.

* * * * *

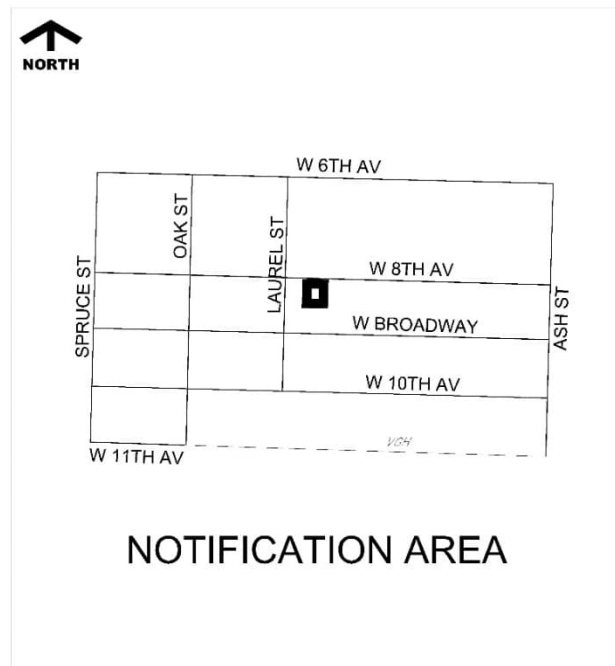
APPENDIX D
888 West 8th Avenue
PUBLIC CONSULTATION SUMMARY

Public Consultation Summary

Approximately 762 page views were recorded. A total of 39 comments were received with 8 comments in support for the increase in hotel supply, location, and use, and 19 expressing concerns about height, neighbourhood impact, and location.

Event	Date(s)	Details
Webpage published	May 1, 2025	https://www.shapeyourcity.ca/888-w-8th-ave
Postcard mailed	September 9, 2025	3,093 notices mailed (approximate)
Site sign installed	August 20, 2025	n/a
Online comment form	May 2025 to December 2025	30 submissions <ul style="list-style-type: none"> • 8 responses support • 19 responses opposed • 3 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 10, 2025 to September 23, 2025	1 submissions
Other input (phone calls, direct emails, etc.)	May 1, 2025 to December 23, 2025	8 submissions
Total webpage views	May 1, 2025 to December 23, 2025	762 page views
Total Submissions (Comments submitted + questions asked + other input methods)		39 submissions

Map of Notification Area



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

Areas of support:

- **Hotel Supply:** Strong support for adding much-needed hotel rooms, especially near hospitals, to accommodate patients' families, visitors, and business travelers.
- **Location:** The site was viewed as an appropriate and beneficial location for hotel use, providing hospitality options outside the downtown core while remaining close to key services.
- **Use:** Support for the inclusion of hotel and ground-floor commercial space, contributing to local amenities and street-level activity.

Areas of concern:

- **Building height:** The proposed 16-storey height is viewed as excessive for a primarily low- to mid-rise residential area, resulting in significant shadowing, loss of sunlight, and reduced privacy for nearby homes. Residents felt the massing is incompatible with the neighbourhood's existing character.
- **Neighbourhood Impact:** Concerns include increased traffic congestion, noise, late-night activity, strain on infrastructure, and overall disruption to the quiet, family-oriented residential environment. Many felt a hotel use would undermine local livability, safety, and the peaceful nature of nearby parks, the seawall, and surrounding streets.

- **Development location:** The proposal is inappropriate for this site and better suited to commercial corridors with greater transit capacity. Respondents also noted the displacement of valued medical offices currently on the site and emphasized a preference for residential or community-serving uses over hotel accommodation.

Response to Public Comments

- **Building height:** This application is consistent with Broadway Plan policy for height and density. The proposal aligns with policy for a five-storey podium, to create a consistent street wall compatible with the existing neighbourhood character. Overall, this application aligns with the emerging character of the areas as outlined in the Broadway Plan.
- **Neighbourhood impact:** The site is well served by rapid transit and bus routes along Broadway, and by active transportation via the 7th Avenue Bikeway. Engineering staff review confirmed that no sewer upgrades are needed to meet the demands of this project.
- **Development location:** This application is well situated for access to rapid transit and is located within the 200 m Transit-Oriented Area walkshed for the new Oak-VGH Subway Station. The proposed hotel use is compliant with Broadway Policy.

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**APPENDIX E
888 West 8th Avenue
PUBLIC BENEFITS**

City-wide DCL ¹	\$1,900,506
Utilities DCL ¹	\$595,473
CAC: Commercial Linkage Fee	\$ 652,748
TOTAL	\$3,148,727

¹ Based on rates in effect as of December 10, 2025 and the proposed 8,844.1 sq. m (95,197 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.

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**APPENDIX F
888 West 8th Avenue
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
888 West 8th Avenue	015-189-911	Lot 3, Except Part in Plan 4654 Block 337 District Lot 526 Plan 590
	015-189-783	Lot 4, Except Part in Plan 4654 Block 337 District Lot 526 Plan 590

Applicant Team

Applicant/Architect	Formosis Architecture
Developer	Value Property Group
Property Owner	A.L. Sott (Laurel Medical) Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	1,087.1 sq. m (11,701 sq. ft.)	
Land Use	Commercial and Service	Commercial and Service
Maximum FSR	3.0	8.1
Maximum Height	9.2 m (30 ft.)	50.6 m (166 ft.) No part of the development is permitted to protrude into the VGH flight path.
Floor Area	3,261.3 sq. m (35,104 sq. ft.)	8,844.1 sq. m (95,197 sq. ft.)
Natural Assets	0 on-site trees 8 street trees	3 trees proposed for removal. 5 trees proposed for retention. Final numbers to be confirmed at development permit stage.

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