



COUNCIL REPORT

Report Date: May 12, 2026
Contact: Zoë Acton
Contact No.: 604.871.6927
RTS No.: 18611
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2245-2283 West Broadway

Recommendations

- A. THAT the application by Frame Properties on behalf of Dayhu Investments Ltd., the registered owner of the lands located at:
- 2245 West Broadway [*PID 007-261-314; Lot F Block 323 District Lot 526 Plan 17692*],
 - 2255-2257 West Broadway [*PID 015-193-489; Lot 16 Block 323 District Lot 526 Plan 590*], and
 - 2283 West Broadway [*PID 013-937-472; Lot 17 Block 323 District Lot 526 Plan 590*],

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 9.06 and increase the maximum building height from 9.2 m (30 ft.) to 82 m (269 ft.) to permit the development of a 25-storey mixed-use rental building with commercial uses at grade and on Levels 2 and 3, 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 Proscenium Architecture & Interiors, received January 13, 2026;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to

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

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

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

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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 2245-2283 West Broadway from C3-A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 25-storey mixed-use building with 198 rental units, commercial space on the ground floor, and childcare on the third floor.

In accordance with section 559.02(4) of the *Vancouver Charter*, Council is prohibited from holding a Public Hearing for a development that consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use. This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan* (Plan). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

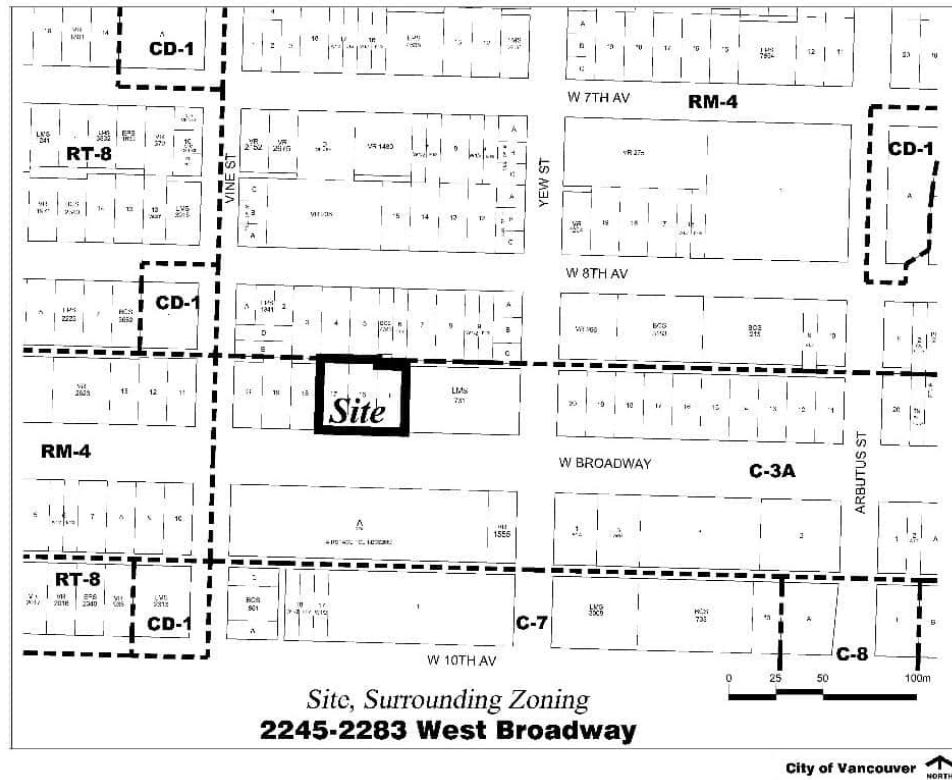
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block on the north side of West Broadway between Vine and Yew Streets (see Figure 1). The surrounding neighbourhood

consists of a mix of purpose-built rental, strata buildings, single family homes, and commercial and service uses. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Arbutus Station will be located 250 m to the east.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Mixed-Use High-Rise 1, which consists of buildings with non-dwelling uses at ground level and office or dwelling uses above. Heights up to 26-storeys are permitted under this designation.
- Broadway Plan (the “Plan”):** This site is located in the Broadway/Arbutus South – Area B (KBAB) sub area 8.6 for which the *Plan* provides direction for retail, service, office and residential uses up to 25-storeys.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA and is consistent with the height designation. As the Plan allows more density, the application is being assessed under the *Broadway Plan* policies.

Discussion

1. Proposal

The proposal is for a 25-storey mixed-use residential building with 198 rental units (Figure 2). Indoor/outdoor rooftop amenity space and commercial uses at grade and on Levels 2 and 3 are proposed. A building height of 82 m (269 ft.) and a floor space ratio (FSR) of 9.06 are proposed. Three levels of underground parking are to be accessed from West Broadway as an interim measure until redevelopment of the adjacent properties allow for completion of the lane. At that time, the Broadway vehicle access will be converted to a commercial retail unit, completing the street wall.

Figure 2: Proposed Building Looking Northeast



2. Form of Development

In assessing urban design performance, staff considered the built form expectations of the Plan and determined that the proposed tower-form is generally consistent with the Plan with respect to tower height, tower floor plate size, and podium height. (see Figure 2)

Density - The proposed FSR of 9.06 exceeds the maximum 8.50 FSR anticipated by the Plan to enable the delivery of the at-grade local retail and office on levels 2 and 3. Through staff assessment, no significant urban design issues were identified with respect the height and massing, and the additional density is considered supportable. See Figure 3 below for additional urban design analysis.

Tower Separation – The Broadway Plan indicated that tower placement should demonstrate a minimum separation of 24.4 m (80 ft.) between existing and potential future residential towers within the block and adjacent blocks. This proposal demonstrates a partial encroachment (in a triangle shape) of max. 1.8 m (6 ft) into the required separation from the future tower across the lane. Giving consideration to the project’s viability, staff considered this encroachment is minor, does not impact the future development across the lane, and protects the livability, views and privacy of residential units. Staff also provided condition 1.3 of Appendix B to confirm maintaining the proposed separation in the future stages of design development.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Density (FSR)	8.5	9.06	Massing Bulk, not fit into the context	The extra density and the overall massing are supportable to deliver the non-residential use at podium- staff included condition 1.2 to improve the massing expression and contextual fit.
Height	25 storeys	25 storeys (82 m. / 269 ft.)	N/A	The height complies with the <i>Plan</i>
Tower Separation	24.4 m (80 ft) separation from the future residential tower	Partial encroachment (max 1.8 m)	Livability, Future development potential	Staff supported the minor encroachment considering the development in the context. Urban Design Condition 1.3 to maintain the proposed separation between the proposal and future developments.

Urban Design Panel (UDP): Urban Design Panel was not required due to the project’s consistency with the Plan’s expectations and the nature of the urban context.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Two on-site trees and two City-owned trees are proposed for removal. Approximately two new on-site trees and two City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. These drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Housing

This application, if approved, would add 198 market rental units to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 40.4% two and three-bedroom units, thereby meeting the Family Room: Housing Mix Policy for Rezoning Projects which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix E.
- **Security of Tenure:** All 198 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP* for the *Plan* area.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, a meeting with homeowners, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/2245-2283-w-broadway>.

In total, approximately 53 submissions were received. Comments supported the increased housing, transit-oriented location, and affordability. Concerns included impacts on neighbourhood character, views, affordability, traffic, pedestrian safety and that the project would overburden infrastructure. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant will not be seeking the DCL waiver for this project. It is expected that the project will pay DCLs of \$5,230,211 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$326,324 based on the current (2016) rate.

Financial Implications

This project is expected to provide 198 market rental units, DCLs, as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the intent of the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
2245-2283 West Broadway
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.

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) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses, limited to Child Day Care Facility;
 - (d) Manufacturing Uses;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and

- (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 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.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,690 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 is 9.06.
- 5.3 The total floor area for commercial uses must be a minimum of 1,701 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 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;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity, to a maximum of 10% of the total permitted floor area; and
- (b) additional floor area as required to meet licensing requirements for the child day care facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

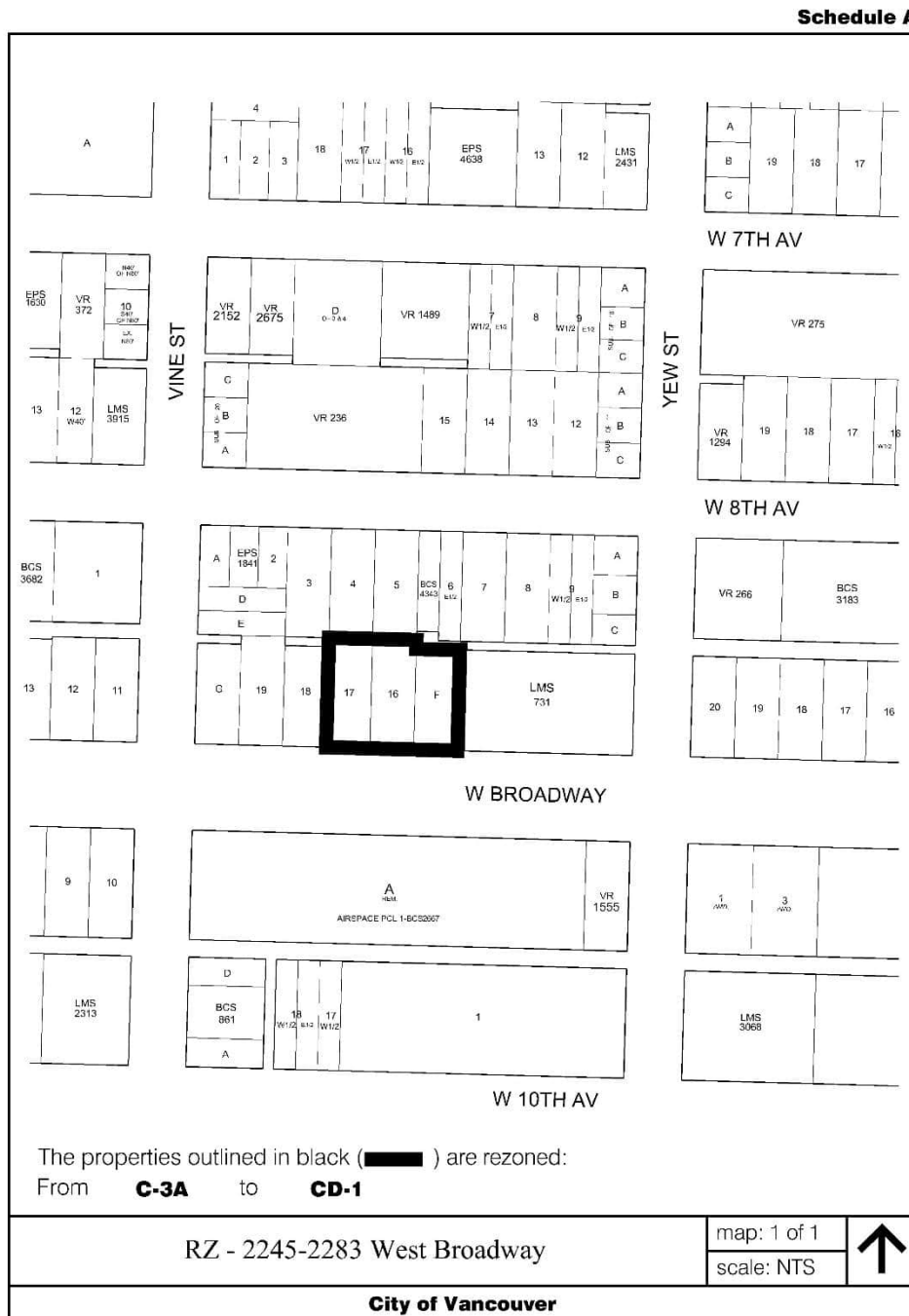
Building Height

- 6.1 Building height must not exceed 82 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, common rooftop amenity space or 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.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.



* * * * *

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 Proscenium Architecture & Interiors, received on January 13, 2026.

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 of the public realm interface along West Broadway and the laneway to create an active and engaging pedestrian-oriented frontage through the following:

- (a) Provide additional at-grade landscape features and urban furniture including sitting areas;

Note to Applicant: The intent of this condition is to encourage social interaction and relaxation, bring people together, and foster a sense of community. In this case, increasing the setback from the property line should be considered.

- (b) Providing universally accessible connections for all users throughout the site and at grade open space;
- (c) Refine commercial entrances to better address the public realm with architectural features and fenestration patterns that emphasize an appropriate scale for neighborhood-serving retail;
- (d) Consider enhancing the prominence of the residential entrance to create a distinctive, legible entry that is clearly differentiated from commercial entrances, and contributes to a strong sense of accessibility and activity;

Note to Applicant: Consider greater visual permeability and illumination of the residential entrance to reinforce the safety and comfort of public realm interface.

- (e) Further design considerations to activate the laneway interface through the following design strategies:
 - (i) Designing back-of-house spaces to support safe and efficient building operations while maintaining an active and visually engaging pedestrian realm;
 - (ii) Enhancing lane-facing walls to provide a visually engaging pedestrians through architectural articulation, high-quality materials and finishes, integral lighting, and signage;

- (iii) Providing plantings or other landscape improvements; and
 - (iv) Prioritizing safety by minimizing the conflicts between vehicles and pedestrian movements.
- 1.2 Consider reinforcing the tower expression to complement the surrounding urban context and enhance the urban skyline, and contribute to a distinct sense of place through the following:
- (a) Changing the color palette of prominent materials to a neutral tone can express positively the housing character of the building and better integration of the building with the existing and future context.
 - (b) Incorporating upper-level setbacks to reduce perceived massing and articulate the tower form vertically;
 - (c) Integrating the rooftop architectural appurtenances and mechanical screening into the overall architectural articulation; and
- 1.3 Confirm that the minimum tower separation, as approved at Rezoning, are maintained without reduction through all stages of design development, in order not to negatively impact the future development in the context, to protect residential livability, access to daylight, views, and privacy, and to maintain adequate openness within the surrounding urban context.

Landscape

- 1.4 Design development to roof level outdoor amenity area to create a more useable, welcoming space.

Note to Applicant: Introduce additional softscape material to soften the visual extent of the hardscaped area. Additional softscape and plant material can work to make this space more welcoming, improving the livability for all end users. Consider removing Urban Agriculture plots as this space could be better utilized.

- 1.5 Design development to introduce green roof elements on unoccupied roof levels.

Note to Applicant: On the level 4 Unoccupied Roof area, provide green roof elements in this space. The addition of green roof elements can work to reduce storm water runoff, and reduce the impacts of the heat island effect. Refer to section 11.1.63 of the Broadway Plan.

Sustainability

- 1.6 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) 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*.

Housing

- 1.7 The proposed unit mix, including 58 studio units (29.3%), 60 one-bedroom units (30.3%), and 58 two-bedroom units (29.3%), and 22 three-bedroom units (11.1%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq.ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq.ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

Engineering

- 1.9 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site

specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.10 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.

This development is adjacent to potential future underground rapid transit infrastructure. Shoring plans and materials must be designed and used to avoid conflicts with future underground construction activities in accordance with the City's Shoring Approval Requirements Near Existing and Future Rapid Transit Infrastructure. This could include the use of fibreglass anchor rods or some other material or shoring technique that does not conflict with tunneling activities as per the direction from the City Engineer. Contact the City's Rapid Transit Office at rapidtransitoffice@vancouver.ca for more information.

- 1.11 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>

- 1.12 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>

- 1.13 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.

- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 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 street or lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the street. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.16 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".
 - (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

- (iv) “The required Green Instructure improvements for 2245 West Broadway will be as per City-issued design”.

Note to Applicant: Callouts must be included along with the note.

- (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) 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.

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

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

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.

- 1.17 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.18 Provision of the following general revisions to architectural plans, including:
 - (a) Dimension of columns and column encroachments into parking spaces;
 - (b) 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;

- (c) Ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices;
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 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.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes considerations for the nearby Broadway Subway project;
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes reconciliation of site stratigraphy described in the text, the cross-section and the seepage analysis, and manual and automatic groundwater monitoring data;
 - (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.

Note to Applicant: The water level in the area may have been impacted by the construction of the nearby Broadway Arbutus Station since 2023. Provide a revised hydrogeological study or addendum with an updated seepage analysis which includes:
 - (i) Consideration of the latest architectural design and lowest slab elevations; and
 - (ii) Consideration for the Broadway Subway which is intended to be fully tanked following construction, including with respect to long-term groundwater elevation used in seepage model development when temporary construction dewatering of the subway is ceased.
- 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.

Note to Applicant: Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.
- 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.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

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>.

- 1.25 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.

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, the Director of Legal Services, and the Approving Officer for the consolidation of Lots 16 and 17, Plan 590; and Lot F, Plan 17692; all of Block 323, District Lot 526 to create a single parcel and subdivision of that site to result in the dedication of the North 10 feet of both Lots 16 and 17, Block 323, District Lot 526, Plan 590 for lane purposes.

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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement GC64087 (canopy encroachment), Easement & Indemnity Agreements 108360M, 142621M and 64759H (crossing agreements) prior to building occupancy. Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.
- 2.3 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 Creus Engineering Ltd. dated January 9th, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on West Broadway. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 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 2245 West Broadway does not require any sewer upgrades.

Development to be serviced to the existing 300 mm COMB sewers in West Broadway.

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 W Broadway adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Geometric changes to provide an expanded public realm, including curb and gutter, relocation of the existing catch basin, and road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on West Broadway to meet City higher zoned, arterial, bus lane standards.

- (iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (d) Provision of green infrastructure (GI) improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:
- (i) A rainwater tree trench (RTT) along West Broadway to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed front boulevard, bike lane, and/or sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (e) Provision of upgraded sidewalk lighting 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.

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.

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 198 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the *Vancouver Charter* and a Section 219 Covenant.

Public Art

- 2.5 Execute an agreement 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:

- (a) Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

- (b) 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, 60% cash-in-lieu of Art.
- (c) Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

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

- (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 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 Climate Change Strategy, 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 C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“2245-2283 West Broadway [CD-1 #] [By-law #] C-3A”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 2245-2283 West Broadway”

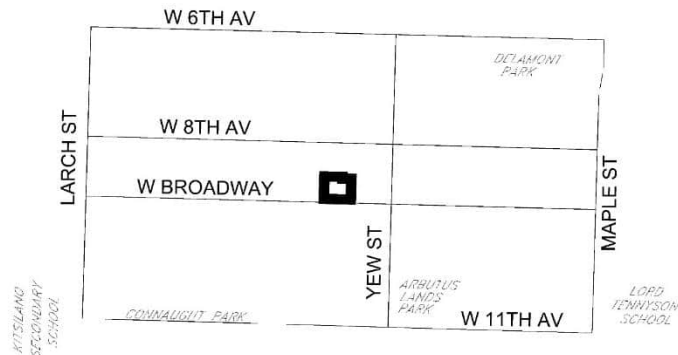
* * * * *

**APPENDIX D
ADDITIONAL INFORMATION**

Public Consultation Summary

Event	Date(s)	Details
Webpage published	April 11, 2025	www.shapeyourcity.ca/2245-2283-w-broadway
Postcard mailed	May 15 2025	2,953 notices mailed (approximate)
Site sign installed	April 29, 2025	n/a
Online comment form	April 2025 to March 2026	38 submissions <ul style="list-style-type: none"> • 10 responses support • 23 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	May 21, 2025 to June 3, 2026	5 submissions
Other input (phone calls, direct emails, etc.)	March 2025 to March 2026	7 submissions
Total webpage views	April 11, 2025 to March 10, 2026	1,130 page views
Total Submissions (Comments submitted + questions asked + other input methods)		53 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Support for more housing and density:** The development contributes to the housing stock in the area.
- **Affordability:** The comments show support for purpose-built rental.
- **Location & Transit-Oriented development:** The location is appropriate with the project being close to transit hubs along Broadway and has amenities (grocery store, green space, playgrounds) in its area.

Areas of concern:

- **Infrastructure & services capacity:** Concerns that local amenities and services are already strained and will not be sufficient with added residents.
- **Neighbourhood character & livability:** Perceived loss of Kitsilano's "cozy," low-rise character, quiet feel, and overall livability/quality of life. Fears of shadowing and negative impacts to surrounding gardens and sunlight. Claims of loss of private views to mountains.

- **Traffic, bike and pedestrian safety:** Anticipated congestion and insufficient parking leading to spillover on local streets which can affect cyclists, and nearby schools with children crossing streets.
- **Displacement:** Concern about losing independent businesses and community hubs to redevelopment and rising commercial rents.

Response to Public Comments

- **Infrastructure & services capacity:** The *Plan* takes a coordinated, long-term approach to growth that aligns new development with planned investments in transit, infrastructure, and community services. Growth is concentrated in areas with high-capacity transit and is supported by infrastructure upgrades, service planning, and ongoing monitoring as development occurs. New development also helps deliver additional parks, childcare, community amenities, and utility improvements through development contributions.
- **Neighbourhood character & livability:** Growth is directed toward Broadway and areas near major transit, with height transitions, setbacks, and design guidelines used to respect adjacent lower-scale neighbourhoods such as Kitsilano and protect overall livability. Built-form controls and shadow studies help manage impacts on sunlight, gardens, and the public realm, while noting that private views are not protected under City policy.
- **Traffic, bike and pedestrian safety:** The *Plan* prioritizes safety for all modes of travel by supporting major transit investments, walking and cycling improvements, and traffic-calming measures on local streets, particularly near schools and community facilities. Parking management strategies are used to limit spillover parking and vehicle congestion, while streets are designed to better protect pedestrians and cyclists as growth occurs.
- **Displacement:** Concerns about displacement are addressed through policies that support the retention of independent businesses and community-serving uses, including requirements for replacement commercial space, tenant relocation measures, and flexible ground-floor design. Phased redevelopment and City tools are intended to help maintain local services and community hubs as change occurs and commercial areas evolve.

* * * * *

APPENDIX E HOUSING

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2025

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	30,000	13,488 (45%)
	Developer-Owned Below Market Rental	5,500	2,174 (40%)
	Total	35,500	15,662 (44%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Figure 2: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

		Newer Rental Buildings Westside		DCL By-Law Maximum Averages Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rent ¹	Average Household Income Served ⁴	2026 Maximum Average Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-Payment at 20% ³
Studio	393ft ²	\$2,003	\$80,120	\$2,284	\$91,344	\$3,318	\$132,700	\$117,000
1-bed	513ft ²	\$2,601	\$104,040	\$2,668	\$106,700	\$3,949	\$157,975	\$142,050
2-bed	763ft ²	\$3,706	\$148,240	\$3,620	\$144,804	\$5,997	\$239,867	\$216,000
3-bed	977ft ²	\$4,875	\$195,000	\$4,475	\$178,992	\$9,070	\$362,798	\$339,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the October 2025 Rental Market Report, for Westside plus 10%, and set in the Rental Incentive Programs Bulletin for the year 2026
3. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

* * * * *

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ¹	\$3,290,266
Utilities DCL ¹	\$1,939,945
Public Art ³	\$326,324
TOTAL	\$5,556,535

Other Benefits (non-quantifiable components): 198 rental units, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 13,503.1 sq. m (145,346 sq. ft.) of residential floor area and 1,808.3 sq. m (19,464 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.

³ 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.) or greater. 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 G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
2245 West Broadway	007-261-314	Lot F Block 323 District Lot 526 Plan 17692
2255-2257 West Broadway	015-193-489	Lot 16 Block 323 District Lot 526 Plan 590
2283 West Broadway	013-937-472	Lot 17 Block 323 District Lot 526 Plan 590

Applicant Team

Applicant	Frame Properties
Developer	Frame Properties
Architect	Proscenium Architecture & Interiors
Property Owner	Dayhu Investments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C3-A	CD-1
Site Area	1,690 sq. m (18,191 sq. ft.)	1,690 sq. m (18,191 sq. ft.)
Land Use	Commercial	Residential Retail Office Daycare
Maximum FSR	3.0	9.06
Maximum Height	9.2 m (30 ft.)	82 m (269 ft.)
Floor Area	5,070 sq. m (54,573 sq. ft.)	15,311.4 sq. m (164,810 sq. ft.)
Unit Mix	N/A	58 studio units 60 1-bedroom 58 2-bedroom 22 3-bedoom 198 Total
Natural Assets	2 on-site trees 2 trees on City land	2 on-site trees proposed for removal. 2 trees on City land proposed for removal 2 new street trees proposed.

		2 new on-site trees proposed. Final numbers to be confirmed at development permit stage.
--	--	--

* * * * *