



COUNCIL REPORT

Report Date: May 12, 2026
Contact: Andrew Misiak
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RTS No.: 18610
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: 1668 West Broadway

Recommendations

- A. THAT the application by W.T. Leung Architects, on behalf of Unicorn Properties Ltd., the registered owner of the lands located at 1668 West Broadway [*PID 011-854-421; Lot A Block 349 District Lot 526 Plan 21894*], 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 8.7 and increase the maximum building height from 9.2 m (30 ft.) to 84 m (274 ft.) to permit the development of a 26-storey mixed-use building containing 208 residential rental units, commercial space on the ground floor, and office space on the second floor of the podium, 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 W.T. Leung Architects, received April 16, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the 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 as 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 1668 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 26-storey mixed-use building with 208 residential rental units, commercial space on the ground floor, and office space on the second floor of the podium.

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

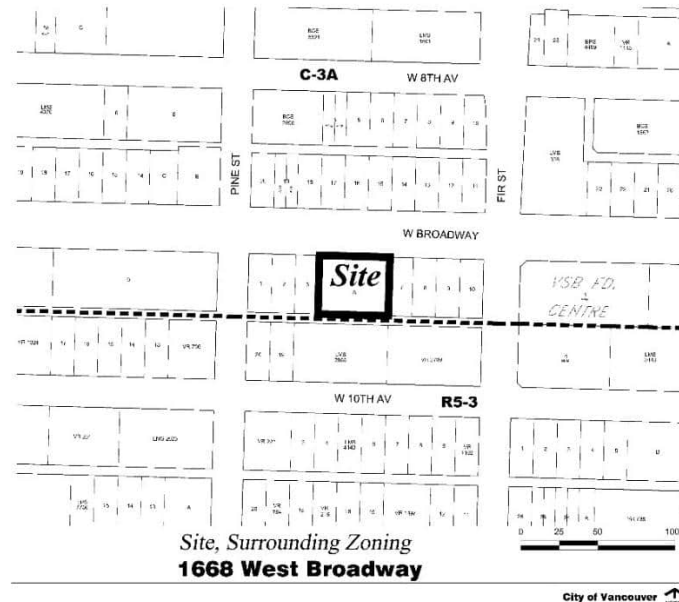
Context and Background

1. Site and Context

The subject site is comprised of one parcel, located mid-block on the south side of West Broadway between Pine and Fir Streets (see Figure 1). The surrounding neighbourhood consists of a mix of residential and commercial buildings. The properties along West Broadway are occupied by various commercial businesses. The neighbourhood is undergoing significant

change with future redevelopment as per the *Broadway Plan (Plan)* as well as with the SkyTrain extension. The future South Granville Station will be located 300 m to the east of the subject site.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The proposed land use and height are consistent with the Mixed-Use High-Rise 2 Generalized Land Use (GLU) designation. This designation includes commercial buildings or mixed-use apartments with a range of residential tenures in combination with non-residential uses in high-rise buildings above 26 storeys.
- Broadway Plan:** This site is in the Granville/Burrard Slopes – Area B (FGBB) sub-area. The *Plan* anticipates 30 storeys and 8.5 FSR for the secured market rental housing option. Retail/service, office, residential, cultural and institutional uses are supported. The residential and commercial uses proposed are consistent with the *Plan*.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA. As the *Plan* allows more height and density, the application is being assessed under the *Plan*'s policies.
- Housing Needs Report:** The *Vancouver Charter* requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 26-storey mixed-use building with 208 residential rental units (Figure 2). Indoor/outdoor rooftop amenity space and non-residential uses on the first and second floor are proposed. A building height of 84 m (274 ft.) and a floor space ratio (FSR) of 8.7 are proposed. There are 119 spaces of underground parking proposed which will be accessed from the lane.

Figure 2: Proposed Building Looking Southeast



2. Form of Development

The application proposes a residential rental tower on a two-storey mixed-use podium in the Fairview Neighbourhood of Granville-Burrard Slopes Sub-Area B (FGBB). Located on West Broadway in a shoulder area, policy objectives include strengthening the mixed-use area by supporting job space in the podium and delivering housing in taller towers. Four- to six-storey podium heights and 30-storey residential rental towers are anticipated for this sub-area. The application proposes a two-storey podium with a 26-storey tower and continuous active retail and service uses at grade in response to the current context and the future Broadway streetscape. Subject to conditions in Appendix B, staff recommend support for this application given the form of development generally aligns with existing policy and City-wide (ODP) objectives of building a more walkable, complete and connected neighbourhood. Refer to the Urban Design Summary in Figure 3 – Urban Design Analysis Summary for key development impacts.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Floor Area and Density	8.5 FSR	8.7 FSR	Floor area, density, and height may impact private views and solar access on adjacent public realm.	Proposed density generally complies with the expectations of the <i>Plan</i> ; staff recommend support for the moderate increase in floor area.
Height	30 Storeys	26 Storeys , 84 m (274 ft.)	Similar to above.	Proposed height increase is less than <i>Plan</i> expectations and therefore staff recommend support.
Livability - Amenity Space	Generous common indoor and outdoor residential amenity spaces are encouraged.	0.7 sq. sq. m (7.5 sq. ft.) indoor amenity per dwelling unit	Applicant is encouraged to provide a larger, more functional and collocated indoor/outdoor amenity space.	Condition 1.2 has been included to consider a roof top amenity space to better meet the needs of the residents and to take advantage of solar exposure and views.
Building Bulk and Massing - Podium Height	Four to six-storey podium	2 storey	Massing and street enclosure	Staff support the lower podium height as a response to policy objectives and positive contribution to the public realm. However, condition 1.3 in Appendix B seeks refinements to adhere closer to the expected built form along Broadway.
Setbacks - Tower Separation	12.2 m (40 ft.) from the lane	9.1 m (30 ft.) from the lane	Development potential of site across the lane. Better building orientation (North-South).	This application does not provide the required tower separation from the lane, however, staff support a minor relaxation on the basis of better urban design outcomes, such as enhanced solar access on Broadway public realm. The applicant provided a full block study that demonstrates the reduced setback will not have a significant impact in the development potential of the site across the lane. Nonetheless, condition 1.1 in Appendix B seeks to secure the maximum relaxation in this regard to not compromise the development potential of the immediate site to south.

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*.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. One on-site tree is proposed for removal. Approximately 33 new on-site trees and five City-owned trees are proposed. The final numbers of trees are confirmed at the

development permit stage. See Appendix B for landscape and tree conditions.

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

3. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 208 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 4).

Figure 4: Progress towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of December 31, 2025

Housing Type	Category	10-Year Targets ²	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	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.

Vacancy Rates: Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2025, the purpose-built apartment vacancy rate was 2.7% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak neighborhood, which this site is located, is 1.8%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix: The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 37% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds: Average market rents in newer rental buildings on the westside are shown in the left hand columns in Figure 5. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

Figure 5: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
Unit	Proposed Average Unit Size (sq. ft.)	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²		Average Household Income Served ³
Studio	505	\$2,003	\$80,120	\$3,318	\$132,700	\$117,000
1-bed	630	\$2,601	\$104,040	\$3,949	\$157,975	\$142,000
2-bed	749	\$3,706	\$148,240	\$5,997	\$239,867	\$216,000
3-bed	895	\$4,875	\$195,000	\$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.

²Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

³Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Security of Tenure: Purpose-built rental housing offers secure rental tenure. All 208 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants: The rezoning site does not currently have any existing rental residential uses and there are no 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 provide a Tenant Relocation Plan that meets the City’s *TRPP*.

4. Transportation and Parking

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

5. Public Input

Public notification methods included mailed postcards, site signage, and a webpage with a digital model. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email. Refer to the application webpage:

<https://www.shapeyourcity.ca/1668-w-broadway>

In total, approximately 29 submissions were received. Comments supported the addition of new housing in response to the housing crisis. Concerns included the proposed building height and neighbourhood fit, affordability, and potential impacts on livability. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$5,216,231 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. 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 \$322,999 based on the current (2016) rate.

Financial Implications

This project is expected to provide 208 residential rental units, DCLs, and a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and 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
1668 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;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) 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;
 - (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 1,742 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 8.7.
- 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 14% 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.
- 5.5 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.

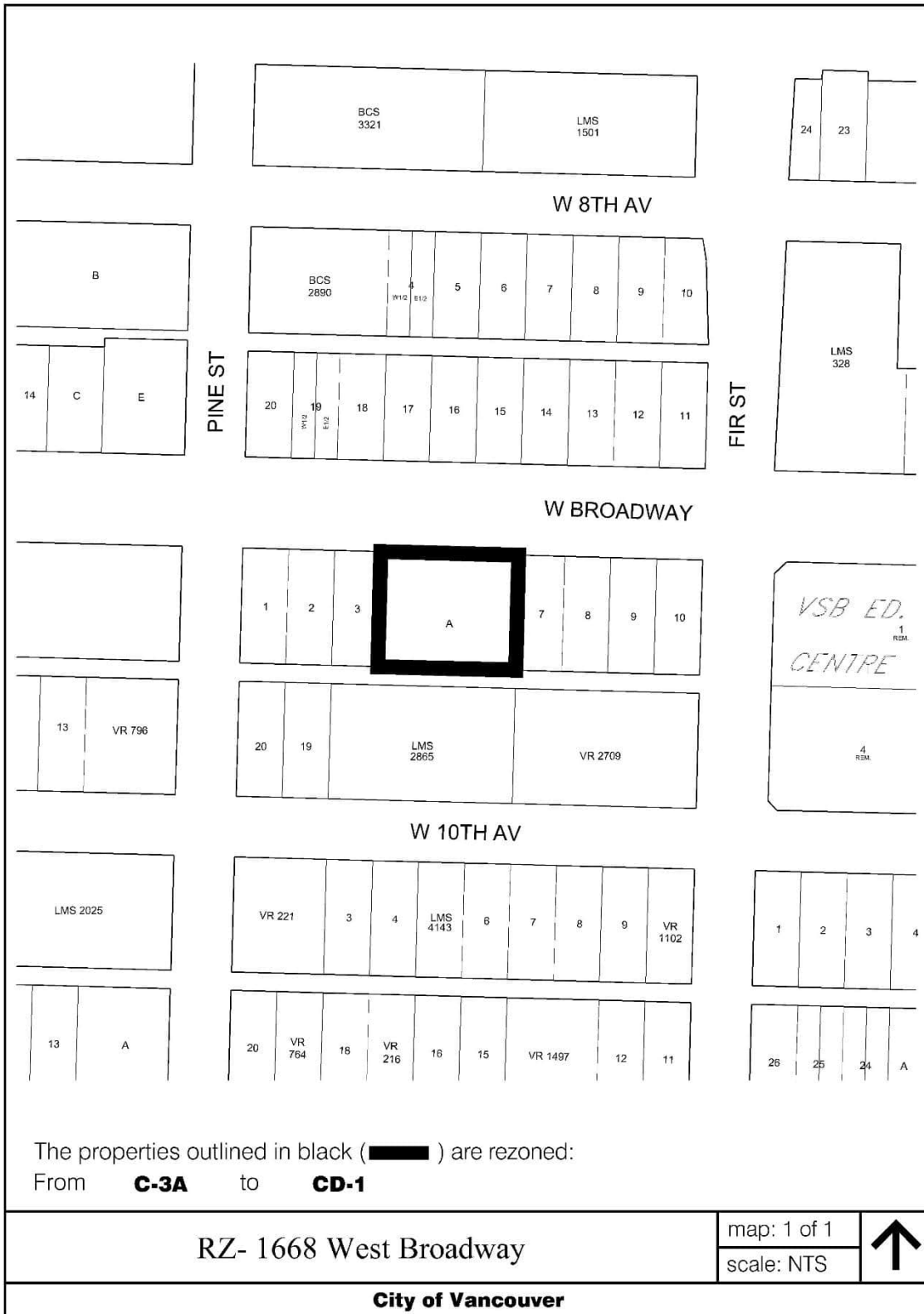
Building Height

- 6.1 Building height must not exceed 84 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.

Schedule A



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 W. T. Leung Architects Inc, received on April 16, 2025.

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

Urban Design

- 1.1 Design development to provide a south tower setback of no less than 11.3 m (37 ft.) measured from the face of the tower to the centreline of the rear lane.

Note to Applicant: Refer also to the *Plan*, Sections 11.1.7 and 11.7.14. The intent is to provide equitably distributed tower separation as possible between the proposed development and future south neighbouring tower development site on West 10th Avenue. A modest reduction of 0.9 m (3 ft.) is supportable given the wider frontage of the parcel across the lane.

- 1.2 Design development to increase the size and improve the function of co-located indoor and outdoor amenity spaces.

Note to Applicant: Amenity space is to be appropriate in size for the scale of the project to allow for the greatest range in uses. Generally, a minimum 1.2 sq. m of indoor amenity and 2.0 sq. m of outdoor amenity per dwelling unit is anticipated. Consideration to augment the amenity proposed with a partial amenity storey at the roof of the tower. Common co-located indoor with outdoor amenity at the roof offers equitable access to views.

- 1.3 Consideration to reconfigure the massing to deliver a four-storey streetwall.

Note to Applicant: Refer to 11.7.3. The *Plan* anticipates up to six storeys fronting Broadway with the intent to frame the street. The proposal complies with the *Plan* and fits with the context, however, in the future the podium height may appear out of scale.

Sustainability

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

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

Housing

- 1.5 The proposed unit mix, including 132 one-bedroom units (63.5 %), 55 two-bedroom units (26.4 %), and 21 three-bedroom units (10.1 %) 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 and 35% of the below-market rental units, designed to be suitable for families with children.

- 1.6 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:

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

Engineering

- 1.7 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.

- 1.8 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 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 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 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.

- 1.16 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) "The required Green Infrastructure improvements on 1668 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 DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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.

1.17 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

(a) Two-way vehicle flow, including:

(i) Convex mirrors or view portals on main ramp and throughout parkade.

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

(a) Removal or relocation of pole from maneuvering aisles.

1.19 Update the architectural plans to provide:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimension of columns and column encroachments into parking spaces;

- (c) 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; and

1.20 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) 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 December 12, 2024).

- (b) 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: 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 (BGs) and entranceway design elevations (DEs) 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 and the Director of Legal Services for release of an Easement & Indemnity Agreement J47185 (encroachment), extended by GB94037, and J47186 (encroachment), extended by GB94038.

- 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 H.Y. Engineering Ltd. dated December 19, 2024, 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 Bylaw, 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 to the aforementioned bylaw 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 1688 West Broadway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 600 mm STM sewers in the lane south of 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 West 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;
 - (iv) Curb and gutter, including 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 Street” and bus lane standards.

Note to Applicant: 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 street improvements with appropriate transitions, along the lane south of West Broadway, adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a centre valley cross section.

Note to Applicant: Refer to the City design guidelines and construction standards.

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

- (e) Provision of speed humps in the lane south of West Broadway between Pine Street and Fir Street.
- (f) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
- (i) Installation of a rainwater tree trench (RTT) along West Broadway frontage adjacent to the site, 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 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.

Note to Applicant: 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.

- (g) Provision of upgraded sidewalk lighting to current City standards and IESNA recommendations.
- (h) 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.

- (i) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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.

- (j) 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.

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

Housing

- 2.3 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 208 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

- 2.4 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts and 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: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*. 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.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

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.

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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,028 page views were recorded. A total of 15 comments were received, with four comments in support of the housing and eight expressing concerns about height, neighbourhood capacity, and affordability.

Event	Date(s)	Details
Webpage published	July 30, 2025	https://www.shapeyourcity.ca/1668-w-broadway
Postcard mailed	February 24 2026	3,555 notices mailed (approximate)
Site sign installed	July 2, 2025	n/a
Online comment form	July 2025 to January 2026	15 submissions <ul style="list-style-type: none"> • 4 responses support • 8 responses opposed • 3 responses mixed
First Question and Answer (Q&A) period (2 weeks)	July 16, 2025, to July 29, 2025	7 submissions
Second Question and Answer (Q&A) period (2 weeks)		6
Other input (phone calls, direct emails, etc.)	July 2, 2025, to January 21, 2026	1 submissions
Total webpage views	July 2, 2025, to January 21, 2026	1,028 page views
Total Submissions (Comments submitted + questions asked + other input methods)		29 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Respondents expressed support for more housing in the area.

Areas of concern:

- **Building height:** Respondents expressed concerns about loss of views, shadowing, impacts on property values, and the potential for setting a precedent for additional tall towers in the area.
- **Neighbourhood Capacity:** Feedback noted that existing infrastructure and amenities may be insufficient to support a building of this size. Concerns included traffic congestion, parking impacts, limited green space, and pressure on schools and community facilities.
- **Affordability:** Respondents questioned the proposal's contribution to affordability, citing the lack of below market rental housing.

Response to Public Comments

- **Building Height:** The proposed height is consistent with the 30-storey height for Fairview Granville/Burrard Slopes (Area B) in the *Plan*. The proposal aligns with the form of development envisioned under the *Plan*.
- **Neighbourhood capacity:** Critical infrastructure and services will be expanded in accordance with the Public Benefit Strategy of the *Plan* to minimize impacts on existing residents and neighbours.
- **Affordability:** The proposed housing option and tenure is consistent with the secured market rental housing option for Fairview Granville/Burrard Slopes (Area B) in the *Plan*.

**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ¹	\$3,256,744
Utilities DCL ¹	\$1,959,487
Public Art ³	\$322,999
TOTAL	\$5,539,230

Other Benefits (non-quantifiable components): 208 rental units.

¹ Based on rates in effect as of December 10, 2025 and the proposed 13,949 sq. m (150,150 sq. ft.) of residential floor area and 1,206 sq. m (12,981 sq. ft.) of commercial floor area.

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

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

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**APPENDIX F
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
1668 West Broadway	011-854-421	Lot A Block 349 District Lot 526 Plan 21894

Applicant Team

Applicant	W.T. Leung Architects Inc.
Architect	W. T. Leung Architects Inc.
Property Owner	Unicorn Properties Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	1,742 sq. m (18,750 sq. ft.)	1,742 sq. m (18,750 sq. ft.)
Land Use	Commercial	Commercial, residential
Maximum FSR	3.0	8.7
Maximum Height	9.2 m (30 ft.)	274 ft. (84 m) to the top of residential parapet 283 ft. (86 m) to top of amenity space
Floor Area	5,226 sq. m (56,250 sq. ft.)	15,155 sq. m (163,131 sq. ft.)
Unit Mix	N/A	0 studio units 132 (63.5%) 1-bedroom 55 (26.4%) 2-bedroom 21 (10.1%) 3-bedroom 208 Total
Natural Assets	1 on-site tree	1 tree proposed for removal 5 new street trees proposed 33 new on-site trees proposed Final numbers to be confirmed at development permit stage.

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