



COUNCIL REPORT

Report Date: May 5, 2026
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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: 1500-1580 West 3rd Avenue

Recommendation to Refer (Referred to Council on May 19, 2026)

THAT the rezoning application and plans, described below, be referred to a Council meeting together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at a Council Meeting and not a Public Hearing because the proposal is consistent the *Vancouver Official Development Plan*.

Recommendations for Council on June 2, 2026

- A. THAT the application by Arno Matis Architecture + Urbanism Inc., on behalf of the ICX Holdings Inc., the registered owners of the lands located at 1500-1580 West 3rd Avenue [*Lots 3 and 4 Block 240 District Lot 526 Group 1 New Westminster District Plan 590; PIDs 023-793-805 and 023-793-813 respectively*] to rezone the lands from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 16.4 and increase the maximum building height from 30.5 m (100 ft.) to 53.6 m (176 ft.) to permit the development of a 17-storey building containing 160 hotel units 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 Arno Matis Architecture Inc., received December 16, 2024 and supplemental plans received May 6, 2025.

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

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

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

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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 1500-1580 West 3rd Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 17-storey building containing 160 hotel units.

Section 559.02(3) of the *Vancouver Charter* provides that a Public Hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with all relevant *Official Development Plans* including the *Vancouver Official Development Plan*. Staff are recommending that this application be referred to a Council meeting because this application is consistent with the *Broadway Plan (Plan)* and *Hotel Development Policy*. However, Council has the discretion to refer the by-law to a Public Hearing.

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

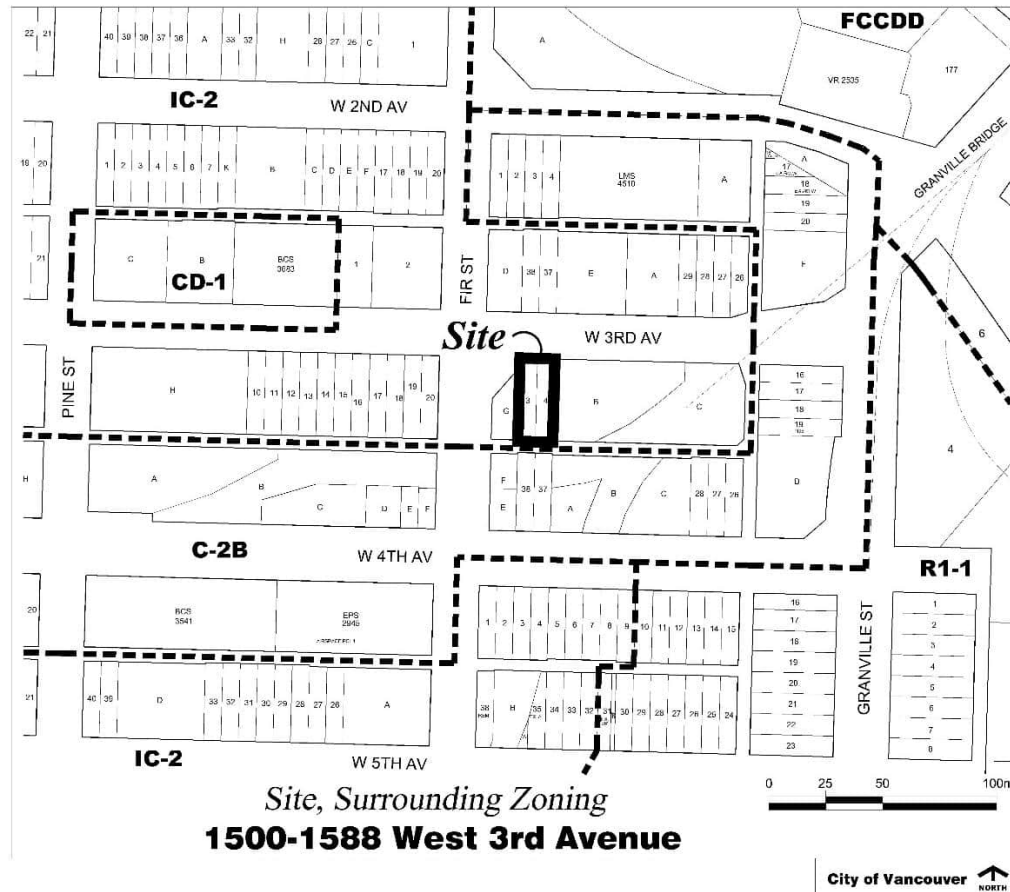
Context and Background

1. Site and Context

The subject site is comprised of two parcels, located near the intersection of West 3rd Avenue and Fir Street (see Figure 1). The site is 15 m (50 ft.) wide by 37 m (120 ft.) deep, and

557.2 sq. m (5,998 sq. ft.) in area. The surrounding area consists of two- to four-storey industrial and commercial buildings. The property is located within 400 m of Granville Island and 600 m of the future South Granville SkyTrain Station.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Industrial and Employment Generalized. Lands designated as Industrial and Employment are primarily intended for production, distribution, and repair activities with opportunities for office-based employment and hotels near rapid transit areas.
- Broadway Plan (Plan):** This site is located in Granville/Burrard Slopes – Area G (FGBG). Hotel proposals on sites with less than 30.2 m (99 ft.) frontages can be considered on a case-by-case basis.
- Hotel Development Policy:** The *Hotel Development Policy (Policy)* applies across the city and was adopted in response to a critical shortage of hotel rooms in Vancouver. The *Policy* aims to facilitate the creation of approximately 10,000 new hotel rooms in Vancouver by 2050 to support the city’s tourism economy and broader economic sectors such as film, tech, and life sciences.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA legislation. As the proposal

exceeds the height and density of the TOA designations and *TOA Rezoning Policy*, it is being evaluated under the *Broadway Plan*.

Discussion

1. Proposal

The proposal is for a 17-storey building with 160 hotel units (Figure 2) with indoor and outdoor rooftop amenity spaces. A building height of 53.6 m (176 ft.) and a floor space ratio (FSR) of 16.4 are proposed. Four levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southeast



2. Form of Development

While the *Plan* area prioritizes industrial uses and supports tower forms for office development, it also allows consideration of hotel uses on lots less than 99 ft. wide in this area. The *Plan* provides for the consideration of flexibility in height and density to support hotel viability if the proposal demonstrates appropriate mitigation impacts. The application is on a narrow lot with a frontage of only 15.2 m (50 ft.). Though there are challenges with the tower form and design on the small lot, staff have placed priority on hotel development viability and outline the impacts below in Figure 3 – Urban Design Analysis Summary.

Staff have included Conditions of Approval to address the impacts of the proposed form and improve the performance expectations for the development on this constrained site in Appendix B.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Evaluation	Response
Floor Area and Density	4.5 FSR	16.4 FSR	Increased density results in a conspicuously tall building that is out of scale with the surrounding context.	While there are challenges with the proposed density, staff recommend support to improve hotel development viability.
Height	Office Use: 10 storeys Hotel Use: Discretionary where built form adjacency and public realm impacts are mitigated	17 storeys / 53.6 m (176 ft.)	Impacts of increased height include contextual fit and limits on neighbour's redevelopment potential.	Condition 1.2 in Appendix B seeks to minimize height impacts by ensuring a high-quality building expression.
Building Massing – Tower Floor Plates	Tower and podium Max 929 sq. m (10,000 sq. ft.) office tower floor plate	Tower at zero-lot-line 510 sq. m (5,500 sq. ft.) hotel tower floor plate	Towers with zero lot line conditions create significant block-fit and building by-law challenges. Glazing and party-wall expression may not meet building code at future design stages.	Condition 1.2 in Appendix B seeks to maintain high-quality architectural expression at future design stages.
Site Frontage	Discretionary for hotels on lots less than 30.2 m (99 ft.) where built form adjacency and public realm impacts are mitigated	15.2 m (50 ft.) frontage	The narrow frontage limits floor plate efficiency, reduces access to light and ventilation, and increases adjacency impacts on neighbouring properties.	There are challenges with tower development on narrow site frontages. However, staff have placed a priority on hotel development viability and have no recommended conditions for this issue.

Issue	Policy	Proposal	Evaluation	Response
Tower Separation	7.6 m (25 ft.) on shared property lines above three storeys to meet overall 15.2 m (50 ft.) office tower separation.	No tower setback provided	This proposal will limit or restrict adjacent redevelopment and adjacent parcels are unlikely to redevelop to the heights and densities anticipated by the <i>Plan</i> .	Although there are challenges with the lack of tower separation, staff recommend support to improve hotel development viability.
Public Realm	1.5 m (5 ft.) typical SRW and front yard setback required under IC-2 base zoning to full height of building	1.5 m (5 ft.) setback at grade only	To ensure a pedestrian-friendly interface, the applicant will be required to upgrade the public realm.	To improve hotel development viability, Condition 1.1 in Appendix B outlines criteria to release the SRW and to provide public realm enhancements. Refer also to Engineering Condition 2.2 (c).

- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's general 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. There are no existing on-site trees and street trees associated with this property. There are no on-site trees proposed. The planting of city-owned off-site street will be determined 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. Transportation and Parking

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

4. Public Input

Public engagement primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1500-1588-w-3-ave>

In total, approximately 137 submissions were received. Support was expressed for the proposed hotel due to Vancouver's shortage of accommodations, with many noting its potential to boost tourism and create jobs. The site's proximity to Granville Island, Kitsilano Beach, and future transit improvements is seen as ideal, and the design is generally appreciated. Concerns were focused on the proposed 17-storey height causing shadowing and loss of views, impacts to neighborhood character, increased congestion and parking challenges. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

5. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$2,578,016 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to the Broadway Plan Commercial Linkage Target as set out in the *Community Amenity Contributions Policy for Rezoning*s. Based on rates in effect as of October 21, 2025, the applicant has offered a cash Commercial Linkage Target of \$923,230.
- **Public Art:** The proposed floor area in this application does not meet the threshold (9,290 sq. m, 100,000 sq. ft.) for a public art contribution.

Financial Implications

This project is expected to provide 160 hotel units, as well as a CAC and DCL payment. See Appendix E for additional details.

Conclusion

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

* * * * *

APPENDIX A
1500-1580 West 3rd Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant.

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 557.2 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 16.4.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies, and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and
 - (d) all storage area below base surface.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 53.6 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, 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



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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 Arno Matis Architecture + Urbanism Inc., received on November 28, 2024 and supplemental plans received April 23, 2025.

THAT, prior to approval by 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 ensure an active and engaging public realm interface.

Note to Applicant: The front property line should be treated as a build-to-line with front yard setbacks of no more than 0.60 m (2 ft.). Provision of continuous weather protection and entry canopies are encouraged. To the greatest extent feasible, provide active and engaging ground floor uses that are visually and physically connected to the street. Explore outdoor patio seating at subsequent design stages.

- 1.2 Design development to maintain the high-quality building expression and livability through subsequent design stages, including the façade materiality to the east and west elevations and glazing to ensure access to light and ventilation for hotel units.

Note to Applicant: As depicted, the corner glazing may not meet spatial separation as required per the Vancouver Building By-Law. According to By-Law Subsection 3.2.3, windows are not permitted in a wall constructed at the property line. Additionally, openings in a wall located less than 1.2 m from the property line are not permitted, unless they are protected with rated closures (e.g., fire shutters).

Sustainability

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

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

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 1.4 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

Archeological review/studies will be required prior to construction on public land.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2

- 1.5 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>

- 1.6 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>

- 1.7 Provisions 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.

- 1.8 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.9 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.

Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

- 1.10 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.

(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 all other city areas Streetscape Design Guidelines.

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.

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

Note to Applicant: Estimated Parking By-law deficiencies, include Class B loading and Class C passenger loading.

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

(a) Design for a one-way ramp signal or warning light to mitigate conflicts, including details on the system and locations of lights, signs and detection devices to be shown on the plans.

- 1.13 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
 - (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; and
 - (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.14 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) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion;
 - (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: The Final Hydrogeological Report should include details on the recommended future work, as described in Section 7.0 of the Preliminary Hydrogeological Investigation Report (dated December 11, 2024).

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.

- 1.15 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.

- 1.16 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.

- 1.17 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>

- 1.18 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lots 3 and 4, Block 240, District Lot 526, Plan 590 to create a single parcel and dedication of the south 2 feet 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 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. Except as explicitly provided for in Condition 2.3 (a), 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 Rocky Point Engineering Ltd. dated May 6, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. 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 1500-1580 West 3rd Avenue requires the following sewer upgrades:

Local Servicing Upgrade:

- (i) Separate 108.13 m of existing 150 mm combined main to 300 mm storm and 200 mm sanitary in the lane north of West 4th Avenue from [MH_415965] to [MH_415971] fronting 1918 West 3rd Avenue.

Off-site Servicing Upgrade:

- (ii) Separate 89.89 m of existing 300 mm combined main to 300 mm sanitary and 375 mm storm in lane north of West 4th Avenue from [MH_415971] fronting 1918 West 3rd Avenue to [MH_415963] fronting 1638 West 3rd Avenue.
- (iii) Separate 92.66 m of existing 375 mm combined main to 375 mm sanitary and 525 mm storm in lane north of West 4th Avenue from [MH_415963] fronting 1638 West 3rd Avenue to [MH_412310] fronting intersection of L/S West 3rd Avenue and Pine Street.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.

Development to be serviced to the proposed 250 mm sanitary and 300 mm storm sewers in the lane north of West 4th Avenue.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been changed 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, and appropriate transitions, along West 3rd Avenue adjacent to the site and extending to Fir Street, and along Fir Street between West 3rd Avenue and the lane south, including:
- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalks;
 - (ii) Curb and gutter including relocation, additional, or replacement of the existing catch basins, and road reconstruction as required to accommodate the curb and gutter;
 - (iii) Removal of the existing vehicular “slip lane” and replacement with broom finish saw-cut concrete;
 - (iv) Corner curb ramps.

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.

Note to Applicant: 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (d) Provision of street improvements with appropriate transitions, along the lane north of West 4th Avenue adjacent to the site, including:
- (i) Full depth pavement reconstruction.

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

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

- (e) Provision of speed humps in the lane north of West 4th Avenue between Fir Street and the lane west of Granville Street.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Fir Street and West 3rd Avenue entire intersection street lighting upgrade 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.

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.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Sewer upgrades per Condition 2.2 (b).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at:

<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Commercial Linkage Contribution

2.4 Pay to the City a contribution of \$923,230 to be allocated to support the delivery of the *Broadway Plan* Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

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

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 Parks, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

**APPENDIX 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:

“1500-1580 West 3rd Avenue [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 1500-1580 West 3rd Avenue”

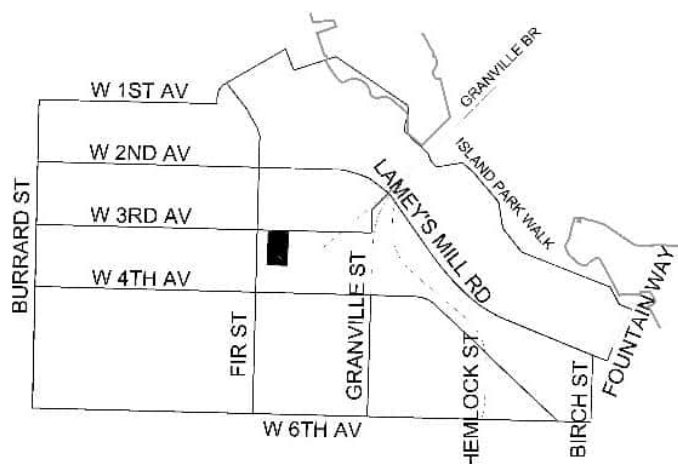
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	June 4, 2025	www.shapeyourcity.ca/1500-1588-w-3-ave
Postcard mailed	June 24, 2025	1,965 notices mailed
Site sign installed	June 11, 2025	
Online comment form	June 4, 2025, to November 27, 2025	136 submissions <ul style="list-style-type: none"> • 98 responses support • 32 responses opposed • 6 responses mixed
Question and Answer (Q&A) period (2 weeks)	June 25, 2025, to July 8, 2025	1 submission
Other input (phone calls, direct emails, etc.)	June 4, 2025, to November 27, 2025	0 submission
Total webpage views	June 4, 2025, to November 27, 2025	1,143 page views
Total Submissions (Comments submitted + questions asked + other input methods)		137 submissions

Map of Notification Area



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

Areas of support:

- **Hotel and Tourism:** There is strong and consistent support for adding hotel rooms in Vancouver, particularly outside the downtown core. Many comments highlight the city's shortage of hotel capacity, which impacts tourism and business travel.
- **Economic Benefits:** The development will create jobs and boost the local economy by attracting visitors and supporting nearby businesses, especially in the Armoury District and Kitsilano area.
- **Location:** The proposed site is ideal due to its proximity to destinations like Granville Island, Kitsilano Beach, and transit routes (including the future Broadway Subway line).

Areas of concern:

- **Building Height:** The proposed 17-storey hotel is viewed as excessive and out of character for the surrounding low-rise industrial and mixed-use neighborhood. Commenters emphasize that most nearby buildings are under six storeys and that this tower would overwhelm the area and create shadowing. Concerns also include loss of mountain views and the precedent this sets for future high-rise development.
- **Neighborhood Character:** The proposal is seen as prioritizing tourism over local needs, accelerating gentrification, and undermining efforts to build a cohesive community with parks and small businesses.
- **Traffic and Safety:** Strong concerns about worsening congestion, inadequate parking, and increased ride-share/taxi and tour bus traffic. Nearby major projects (e.g., Señákw) already create heavy construction traffic and noise, and that the area lacks transit connections.

Response to Public Comments:

- **Building Height:** This proposal is supported by the *Broadway Plan* and *Hotel Development Policy* which allows for hotel uses to be considered. Under *the Plan* there is flexibility regarding the maximum building height and density in order to support the viability of hotel projects. The proposal at 17-storeys does not intrude into any protected public view cones, nor does the proposal cast any shadows onto public parks, schools, or open spaces during the key hours of daylight.
- **Neighbourhood Character:** Staff have reviewed the proposal's height and shadowing impact and consider the proposal appropriate given the site's location in a neighbourhood area that is mainly zoned industrial.
- **Traffic and Safety:** The proposal's parking and loading is consistent with the Parking By-law. This proposal will deliver street improvements such as new sidewalks, a new paved lane with speed humps, as well as street lighting to support pedestrian access and safety. In addition, the proposal is within 600 m of the future South Granville Skytrain Station, which is anticipated to decrease the number of automotive trips.

**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ¹	\$1,963,665
Utilities DCL ¹	\$614,750
CAC: Cash	\$923,230
TOTAL	\$3,501,246

¹ Based on rates in effect as of December 10, 2025 and the proposed 9,138 sq. m (98,360 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.

* * * * *

**APPENDIX F
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
1500-1580 West 3rd Avenue	023-793-805	Lot 3 Block 240 District Lot 526 Group 1 New Westminster District Plan 590
	023-793-813	Lot 4 Block 240 District Lot 526 Group 1 New Westminster District Plan 590

Applicant Team

Applicant	Arno Matis Architecture + Urbanism Inc.
Developer	Integrated Development
Architect	Arno Matis Architecture + Urbanism Inc.
Property Owner	ICX Holdings Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	IC-2	CD-1
Site Area	557.2 sq. m (5,998 sq. ft.)	557.2 sq. m (5,998 sq. ft.)
Land Use	Industrial	Service (Hotel)
Maximum FSR	3.0	16.4
Maximum Height	30.5 m (100 ft.)	53.6 m (176 ft.)
Floor Area	N/A	9,138 sq. m (98,360 sq. ft.)
Unit Mix	N/A	N/A
Natural Assets	0 on-site trees 0 off-site street trees	Remove 0 on-site trees Planting 0 on-site trees (Off-site street tree planting to be confirmed at Development Permit stage)