



REFERRAL REPORT

Report Date: May 19, 2026
Contact: Riccardo Peggi
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RTS No.: 18641
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 75 East 8th Avenue

Recommendation to Refer

THAT the rezoning application and plans, described below, be referred to Public Hearing 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 the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of MacGyver Manor Holdings Ltd., the registered owners of the lands located at 75 East 8th Avenue [*Lots A to C Block 45 District Lot 200A Plan 625; PIDs: 015-161-684, 015-161-706, and 015-161-714*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 12.1 and increase the maximum building height from 30.5 m (100 ft.) to 72.0 m (236 ft.) to permit the development of a 21-storey mixed-use hotel with two storeys of industrial use, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing 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 Musson Cattell Mackey Partnership, dated October 20, 2025;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 75 East 8th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 21-storey hotel building containing 190 hotel units and two storeys of industrial space.

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*, but Council has the discretion to refer them to a Public Hearing. Staff are recommending that this application be referred to a Public Hearing due to the volume of public feedback. However, Council retains the discretion to refer the by-law directly to a Council meeting.

This application is consistent with *Vancouver Official Development Plan* and *Hotel Development Policy*. Additional analysis is found in the Policy Analysis section of this report.

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

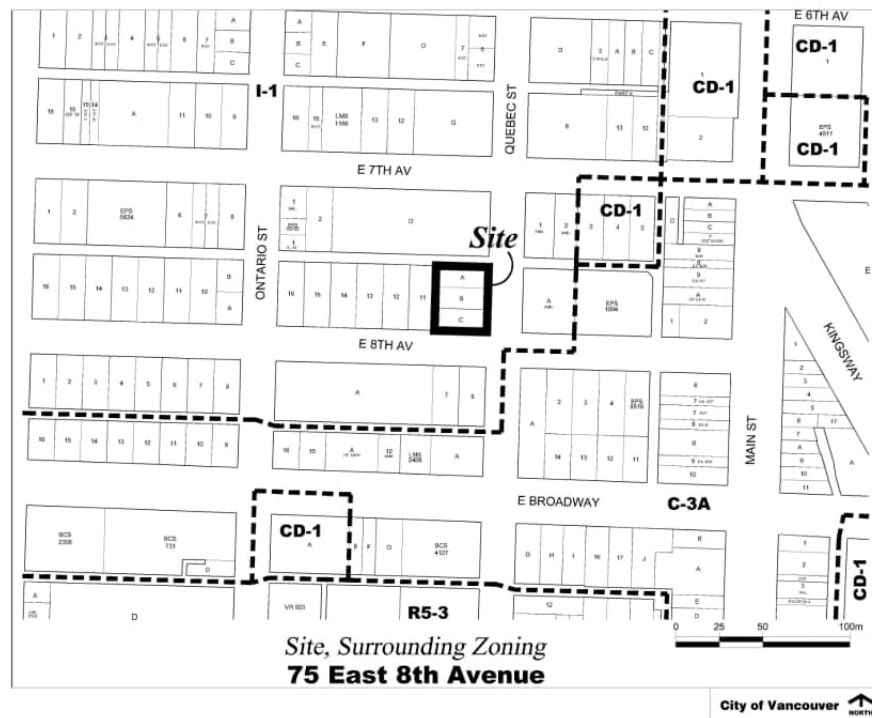
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located at the northwest corner of Quebec Street and East 8th Avenue (see Figure 1). The site is currently developed with a three-storey

apartment building, which is a non-conforming use that was constructed in 1961. The site is located towards the edge of the Mount Pleasant Industrial Area, a block west of Main Street and a block north of East Broadway. Lands to the north and west are generally used for a mix of office, service and industrial uses. Lands to the south and east of the site contain a mix of office, residential and commercial uses. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Mount Pleasant Station is located approximately 175 m (574 ft.) to the southeast.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Metro 2050:** *Metro 2050* is the Regional Growth Strategy (RGS) for the Metro Vancouver region. Enabled by legislation, the RGS sets regional land use designations at the parcel level to ensure sensitive and important lands are protected. The City is required to then align land use policies and zoning with the RGS. The site is designated as Industrial in the RGS. Metro-designated industrial lands are intended for industrial uses, as well as complementary job spaces, and do not permit residential uses.
- Vancouver Official Development Plan (ODP):** The site is designated as Industrial and Employment in the Generalized Land Use (GLU) in the *Vancouver ODP*. This designation supports a number of industrial and employment uses, including hotels near rapid transit areas, and generally does not permit residential uses. The *Vancouver ODP* does not prescribe applicable heights for this designation.
- Broadway Plan (Plan):** This site is located in Mount Pleasant Industrial Area – Area A (MIAA) sub area 10.1. which enables industrial, office, service/retail, cultural and institutional uses, typically with heights between four to 11-storeys.

- **Hotel Development Policy:** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. The *Policy* guides the evaluation of rezoning and development permit applications for new hotels city-wide, including the Broadway corridor. Table 1 in Section 3.2.1 of the *Hotel Development Policy* identifies that rezoning applications can be considered for hotel uses in the *Broadway Plan* area.

Discussion

1. Proposal

The proposal is for a 21-storey mixed-use hotel and industrial building with 190 hotel units and 1,805 sq. m of industrial space over two storeys (Figure 2). A building height of 70.9 m (233 ft.) and a total floor space ratio (FSR) of 12.1 is proposed, including 1.6 FSR of industrial space. Three levels of underground parking and loading spaces are to be accessed from the lane.

Figure 2: Proposed Building Looking Northwest



2. Policy Analysis

Staff consider that the proposed mixed-use hotel and industrial building would be appropriately located on the site and is supported by the overall policy intent for the area to support light industrial and employment space.

Staff consider that the proposed hotel and industrial development is consistent with the *Metro 2050* industrial designation. *Metro 2050* provides discretion for member municipalities to determine an appropriate mix of industrial and non-industrial uses (except for residential). In this case, hotel uses are permitted because they are considered a compatible service use that supports business, visitor, and employment needs located on the periphery of the Mt. Pleasant Industrial Area and close to the future Mount Pleasant Skytrain Station.

The Vancouver ODP GLU designation of Industrial and Employment is primarily intended for production, distribution, and repair activities with opportunities for hotels in areas well-served by transit. The proposal contains industrial, and hotel uses and is well-served by transit given the site’s close proximity to the future Mount Pleasant Skytrain Station.

The *Broadway Plan* does not specifically enable hotel uses for this part of the Mount Pleasant Industrial Area – Area A (MIAA). However, the *Plan* does support mixed-use hotel and industrial developments within other areas of the Mount Pleasant Industrial Area along its periphery. For example, Policy 10.1.7 supports rezonings for mixed-use hotels with two storeys of industrial space fronting on Yukon Street with heights of up to the underside of Queen Elizabeth Park View 3, and overall density based on urban design performance. This proposal is consistent with the form of development enabled by Policy 10.1.7, although the site does not have frontage along Yukon Street. While the *Plan* does not enable a hotel development at the subject property, this location has similar characteristics to areas where the *Plan* does enable mixed-use hotel and light industrial developments – namely, being along the periphery of the Mount Pleasant Industrial Area and in close proximity to rapid transit. Further, the proposed height and density will be consistent with other developments enabled by the *Broadway Plan* near to the Mount Pleasant Skytrain Station.

The City’s *Hotel Development Policy* identifies a need for additional hotels in Vancouver and broadly supports the development of hotels within the Broadway corridor.

3. Form of Development

While the *Plan* anticipates industrial and office tower up to 11 storeys with three-storey podium, this application proposes a 21 storey mixed-use hotel and industrial tower with a two-storey podium. Refer also to the Urban Design Analysis below.

Urban Design Analysis

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	Up to 6.0 FSR with minimum 3.0 FSR of Industrial uses	12.1 FSR with 1.6 FSR of Industrial uses at Levels 1 and 2	Increased density results in tall building that is out of scale with the surrounding context.	While the proposed density significantly exceeds the <i>Plan’s</i> prescribed maximum, Staff have prioritized hotel developments close to rapid transit. Further, the proposed height and density is

				consistent with other nearby developments enabled by the <i>Plan</i> in close proximity to the future Mount Pleasant Skytrain Station.
Height	Up to 46.5 m (152.5 ft.); 8 to 11 storeys	70.9 m (233 ft.); 21 storeys	The proposal exceeds the maximum building height and results in concerns related to neighbourhood character and contextual fit.	While the proposed height significantly exceeds the <i>Plan's</i> prescribed maximum, it maintains compliance with other key urban design performance criteria, including protected view cones and minimum tower separation requirements. Staff recommend a maximum height of 72.0 m (236 ft.) to accommodate the increased floor-to-floor height of industrial uses at the ground level, as per Condition 1.1 in Appendix B.
Site Frontage	Min. 45.7 m (150 ft.) or lesser frontage of 30.2 m (99 ft.) (discretionary)	30.2 m (99 ft.)	The proposal generally meets the following criteria for Director of Planning discretion to consider a lesser frontage: <ul style="list-style-type: none"> Sites have a minimum frontage of 30.2 metres (99 ft.). The proposal complies with minimum tower separation requirements with applicant's demonstration that the proposed development mitigates development limitations on adjacent properties. 	--
Floor-to-Floor height	Minimum 6.1 m (20 ft.) at ground level	5.2 m (17 ft.) at ground level	The proposed floor-to-floor height of industrial uses at the ground level is below the minimum required in the <i>Plan</i> and the <i>Industrial Spaces Guidelines</i> . Industrial spaces should be designed to provide for functional industrial operations and maximum flexibility for a range of potential industrial tenants, including provision of minimum floor-to-floor heights.	Condition 1.1 in Appendix B address this requirement to increase the floor-to-floor height at the ground level.

<p>Public Realm Interface</p>	<p>Ground floor frontages should contribute to the eclectic nature of industrial areas. This will range from being clearly identifiable, continuous and transparent to opaque for industrial functionality. In the case of opaque facades, treatments can provide visual interest in the form of murals, vertical planting, seating and textured finishes.</p>	<p>East 8th Avenue: Limited landscape design strategies on this pedestrian-oriented street.</p> <p>Quebec Street: Blank wall condition at the north corner.</p>	<p>The overall public realm interface should be improved to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial area and contribute to the eclectic nature of this neighbourhood.</p>	<p>Condition 1.2 in Appendix B seeks improvements to the overall public realm interface along East 8th Avenue, Quebec Street and the lane.</p>
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- Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Seven on-site trees and three City-owned trees are proposed for removal. Approximately 15 new on-site trees and eight new City-owned trees are proposed. See Appendix B for landscape and tree conditions.
- Urban Design Panel (UDP):** A review by the Urban Design Panel was not required.

Staff have included Urban Design conditions detailed in Appendix B to improve the urban design performance of the proposal.

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.

4. Housing

The rezoning site contains existing rental residential uses, including 27 units of primary rental housing of which 25 are eligible under the City’s *Tenant Relocation and Protection Policy (TRPP)* for the *Broadway Plan* area. However, as the proposal does not include any residential or replacement rental units, consistent with *Broadway Plan* land use policy, tenants will not be able to return to the new building and will instead be supported to find new housing.

Typically, where there is an existing purpose-built rental building on a redevelopment site, the enhanced tenant protections applicable within the *Broadway Plan* area would enable tenants to return to the new building at their existing rents once the building is complete, and receive rent top-up during construction. However, these provisions are not applicable where the proposed new building is not residential. This situation will be considered in the upcoming *TRPP* review to determine the appropriate tenant protections where there is no opportunity for tenants of an existing purpose-built rental building to return to the site.

In advance of this *TRPP* review, the applicant has offered to provide additional support to help all existing eligible tenants find new housing if the project is approved and relocation is required. This will include assistance with identifying appropriate housing in consideration of tenant priorities as identified in the tenant needs survey and additional one-on-one conversations, at rental rates that do not exceed 20% below city-wide average rents, subject to tenant income eligibility. Tenants that are low-income or facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the *TRPP*. The applicant has hired a tenant relocation coordinator to support tenants through this process.

If the project is approved, the applicant will be required to provide a Tenant Relocation Plan (TRP) for eligible tenants which meets the City's *TRPP* and includes these additional supports. The draft TRP is summarized in Appendix E of this report. Conditions related to securing the tenant protections are included in Appendix B.

The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

December 2024 and April 2025 updates to the Broadway Plan and City-wide Hotel Development Policy were intended to avoid expanding hotel development opportunities in areas with significant purpose-built rental housing. For example, rezoning for hotels in commercial zones (C-1, C-2, C-2B, C-2C and C-2C1) is only supported where no purpose-built rental housing will be displaced. As such, new hotel proposals on sites containing existing purpose-built rental housing are expected to be infrequent. Council has a long-standing commitment to support and protect renter households. Staff will continue to work to minimize impacts on existing renters when reviewing future applications and through future policy work.

5. Transportation and Parking

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

6. Public Input

Public notification methods included mailed postcards, a site sign, a webpage, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/75-e-8-ave>.

In total, approximately **204** submissions were received, including a letter collectively sent by 36 tenants who live at the subject site. Comments supported the additional hotel space, the proposed location in proximity to transit, amenities and local businesses, and the design of the building. Concerns centred on the displacement of current residents and availability of affordable housing in the area, many suggest the development should include a housing component, and the height and massing is inappropriate for the area.

Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$3,823,830 based on the December 10, 2025 Commercial & Other rate.
- **Community Amenity Contributions (CAC):** This application is subject to a fixed cash CAC of \$1,262,936 based on the Commercial Linkage Fee, which is calculated on applicable floor area. The CAC will be allocated to support the delivery of the Broadway Plan Public Benefits Strategy.
- **Public Art:** The public art contribution is estimated to be \$289,445 based on the current (2016) rate.

Financial Implications

This project is expected to provide 190 hotel units, a cash CAC and DCLs as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the intent of the *Broadway Plan* and the *Vancouver Official Development 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.

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APPENDIX A
75 East 8th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

- 4.2 Creative products manufacturing is not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,122.4 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 12.1, except that the floor space ratio for Industrial Uses must not be less than 1.5.
- 5.3 For the purposes of this by-law, Industrial Uses means:
- (a) Manufacturing Uses;
 - (b) Transportation and Storage Uses, except Mini-Storage Warehouse uses;
 - (c) Utility and Communication Uses;
 - (d) Wholesale Uses;
 - (e) Service Uses; and
 - (f) Cultural and Recreational Uses.
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (g) 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;
- (h) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (i) 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
- (j) all storage area below base surface.

5.6 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 72.0 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.
- 6.3 Despite sections 6.1 and 6.2, no part of the development shall protrude into the Council-approved protected public views.

APPENDIX B CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership, dated October 20, 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 increase the floor-to-floor height of industrial uses at ground level to no less than 6.1 m (20 ft.);

Note to Applicant: Industrial spaces must be designed to provide for functional industrial operations and maximum flexibility for a range of potential industrial tenants, including provision of minimum floor-to-floor heights. Refer to Section 2 of the *Industrial Spaces Guidelines* and Section 11.1.14 of the *Plan*.

- 1.2 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial Area by the following:

- (a) along East 8th Avenue:

- (i) provision of high-quality landscape design strategies to include a mix of publicly accessible seating and landscaped treatment with extensive planting within the front yard setback;

- (b) along Quebec Street:

- (i) minimize blank wall condition toward the north corner;

Note to Applicant: Suggested design strategies include exploration of relocating the mezzanine away from Quebec Street and additional setback at grade with landscape treatment.

- (c) along Quebec Street and East 8th Avenue frontages:

- (i) provision of continuous weather protection along the full width of the south and east ground level façades;

Note to Applicant: An architecturally-integral, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate depth to height ratio of 7:10 or 6:9 is encouraged. Refer also to the *Plan*, Section 11.1.39.

- (d) along the rear lane:
- (i) demonstrate design strategies to activate the laneway with exploration of improved landscape and surface treatments where possible;

Note to Applicant: Refer also to the *Plan*, Sections 11.9.15 to 11.9.18.

Forestry

- 1.3 Provision of an arborist report and tree management plan.

Note to applicant: The proposed removal of City tree 1, 2 and 3 (Tree ID 305670, 140162 and 140173) are supportable contingent on the collection of tree value and receiving a formal front boulevard (refer to Engineering Condition 2.3 regarding boulevard upgrades). Contact PBDevelopment.trees@vancouver.ca to initiate the tree removal process.

- 1.4 Provision of architectural drawings.

Note to applicant: Refer to Section 11.1.59 of the *Broadway Plan* and Urban Design Condition 1.2.

- 1.5 Provision of landscape drawings.

Note to applicant: include the following off-site boulevard trees: *Carpinus betulus* along East 8th Avenue and *Gymnocladus dioica* 'Espresso' along Quebec Street.

Sustainability

- 1.6 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*

Engineering

- 1.7 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.

- 1.8 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>

- 1.9 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>

- 1.10 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.
- 1.11 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.12 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.
- 1.13 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.

1.14 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) Deletion of:

- (i) Portions of structures proposed within the future dedication area.

Note to Applicant: Architectural plans 1.03 – 1.06 shows portions of the parkade within the future dedication area.

- (ii) Proposed Class B bike parking, planting, planters, benches and columns from the SRW area along Quebec Street.

Note to applicant: The SRW area is required for public sidewalk purposes and must be clear of all obstructions to pedestrian movement.

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

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

- (e) Streetscape designed in compliance with “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.

- 1.15 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;

- (b) Safe, functional grades on the ramp and in parking areas, including:

- (i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft) at the bottom of the ramp.

- 1.16 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
- (a) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces.
- 1.17 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.
- 1.18 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.8), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:
- (a) A revised groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes details of the recommended groundwater management strategy and a revised impact assessment that consider the findings of the site investigation as described in Section 7 of the Preliminary Hydrogeological Study (dated September 15, 2025).
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The Final Hydrogeological Study should include details on the recommended future work, as described in Section 7 of the Preliminary Hydrogeological Study (dated September 15, 2025).
 - (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Notes 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

- 1.19 Provision of a sewer abandonment plan by the Developer's Engineer that details the 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.

- 1.20 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.

- 1.21 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>

- 1.22 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

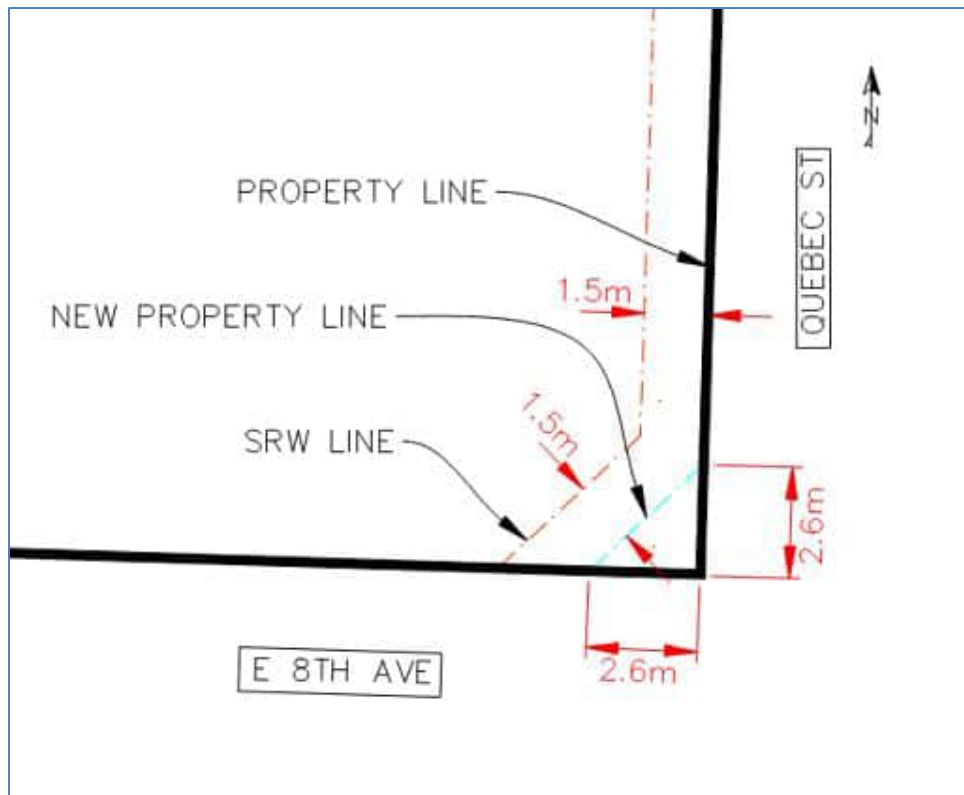
THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense 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 A, B, and C, Block 45, District Lot 200A, Plan 625 to create a single parcel and dedication of a 2.6 m x 2.6 m corner cut in the southeast corner of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. 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 the following statutory rights-of-way (SRW) for public pedestrian use over a portion of the site. The SRW's will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.
- (a) 1.5 m offset distance from the property line along Quebec Street.
 - (b) 1.5 m offset distance from the new property line at the corner of Quebec Street and East 8th Avenue.



Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the development permit.

- 2.3 Provision of a services agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated October 9, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on E 8th Street or 200 mm on Quebec Street. 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 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 78 East 8th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in the lane north of East 8th Avenue.

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 Quebec Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb bulge at the laneway and road reconstruction as required to accommodate the curb bulge;
 - (v) Curb and gutter, and road reconstruction as required to accommodate the curb and gutter;

- (vi) Minimum 2.4 m wide raised asphalt protected bike lane;
 - (vii) Type E curb between the sidewalk and bike lane;
 - (viii) Protected cycling corner adjacent to the site at the intersection with East 8th Avenue;
- (d) Provision of street improvements with appropriate transitions, along East 8th Avenue adjacent to the site, including:
- (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, and road reconstruction as required to accommodate the curb and gutter;
 - (v) Minimum 2.4 m wide raised asphalt protected bike lane;
 - (vi) Type E curb between the sidewalk and bike lane;
 - (vii) Protected cycling corner adjacent to the site at the intersection with Quebec Street

Note to applicant: The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
- (i) 50 mm mill and overlay;
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Quebec Street

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.

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

- (f) Provision of speed humps in the lane north of East 8th Avenue between Quebec Street and Ontario Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

- (h) Provision of Quebec Street and East 8th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

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

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

- (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

2.4 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan policy and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application including that:
 - (i) All eligible tenants will be assisted with:
 - (1) identifying suitable alternate accommodation options:
 - (a) with rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements; and
 - (b) that are a unit type appropriate to the tenant household as defined by the CMHC National Occupancy Standard with consideration for tenant priorities as identified in the City's

mandatory Tenant Needs Assessment and additional one-on-one conversations;

- (2) applications for non-market housing, where tenants meet any applicable eligibility requirements; and
 - (3) applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.
- (ii) If the proposed use of the new development changes to include a residential component, eligible tenants will be offered the right of first refusal to return to the new building with starting rents as outlined in the enhanced tenant protections of the Broadway Plan policy.
 - (iii) Low-income tenants or tenants facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the Tenant Relocation and Protection Policy;
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation including details of the relocation support and housing options provided, and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for alternate accommodation and/or additional assistance rendered, as required through their Tenant Relocation Plan.
- Note to Applicant: If a long period of time elapses between Council approval and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.
- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building and their starting rent (if applicable); for those not returning to the new building, the outcome of their search for alternate accommodations; the total monetary value given to each tenant (moving costs, financial compensation), and any other compensation.

Public Art

- 2.5 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: 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

- 2.6 Submit a site disclosure statement to Environmental Services;
- 2.7 As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
- 2.8 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

Non-stratification Covenant

- 2.9 Enter into a Section 219 Covenant to prohibit both the separate sale and the strata subdivision of the property.

Commercial Linkage Contribution

- 2.10 Pay to the City a contribution of \$1,262,936 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 in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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:

“75 East 8th Avenue [CD-1 #] [By-law #] C-2”

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

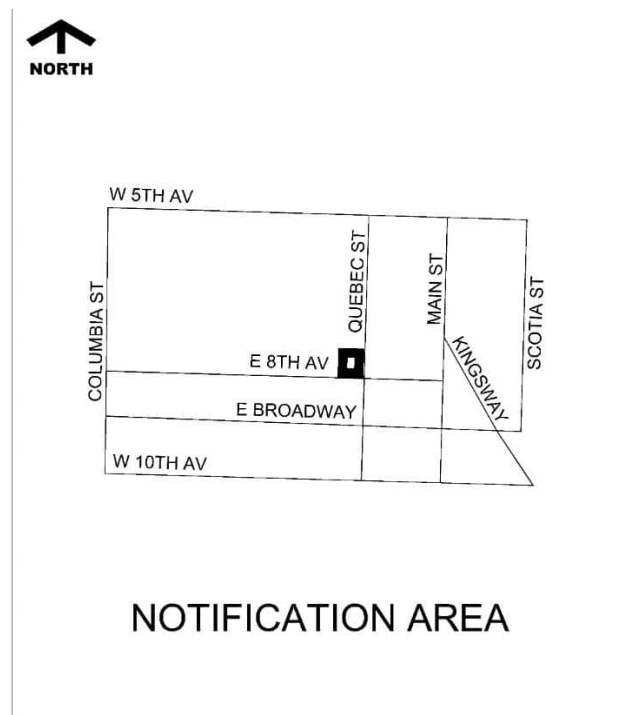
Amend Schedule B [Activity Zone] by adding the following:

“[CD-1#] [By-law #] 75 East 8th Avenue”

**APPENDIX D
ADDITIONAL INFORMATION**

Event	Date(s)	Details
Webpage published	December 12, 2025	www.shapeyourcity.ca/75-e-8-ave
Postcard mailed	January 14, 2026	2,424 notices mailed (approximate)
Site sign installed	December 16, 2025	n/a
Online comment form	December 2025 to April 2026	160 submissions <ul style="list-style-type: none"> • 11 responses support • 145 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (3 weeks)	January 21, 2026 to February 10, 2026	38 submissions
Other input (phone calls, direct emails, etc.)	December 12, 2025 to April 8, 2026	6 submissions
Petition	March 30, 2026	36 signatures
Total webpage views	December 12, 2025 to April 8, 2026	1,635 page views
Total Submissions (Comments submitted + questions asked + other input methods)		204 submissions

Map of Notification Area



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

Areas of support:

- **Hotel space:** Respondents expressed the need for additional hotel spaces in the City.
- **Location:** The proposed location is well suited due to proximity to transit, amenities, ability to support tourism, and bolster the economy for nearby commercial and retail areas.
- **Design:** Support and approval for the design of the building and compatibility with the area.

Areas of concern:

- **Housing:** The proposed development should include replacement rental housing units.
- **Affordability & Displacement:** The proposed rezoning is removing existing affordable rental housing and will displace residents with no comparable housing cost nearby.
- **Height, Massing, Density:** The proposed building height is inappropriate for the area and is inconsistent with the existing scale and neighbourhood character.

Response to Public Comments

- **Inclusion of Housing:** The *Broadway Plan* and *Vancouver ODP* land use designation do not allow new residential uses in the Mount Pleasant Industrial Area. The *Broadway Plan* enables a range of employment and service uses in the area, including hotels.

The existing apartment building is considered a non-conforming use as it existed on-site prior to the site being zoned for industrial use by the City of Vancouver and designated Industrial and employment in the Vancouver ODP. Non-conforming uses may be maintained but may not be expanded or reconstructed.

- **Affordability & Displacement:** The Applicant has offered to provide additional supports for eligible tenants in excess of the *TRPP* requirements to help all existing eligible tenants find new housing if the project is approved and relocation is required. This will include assistance with identifying appropriate housing in consideration of tenant priorities as identified in the tenant needs survey and additional one-on-one conversations, at rental rates that do not exceed 20% below city-wide average rents, subject to tenant income eligibility. Tenants that are low-income or facing other barriers to appropriate housing, including seniors, are to be assisted in securing a permanent affordable, accessible or other appropriate housing option, as applicable, in accordance with the *TRPP*. The applicant has hired a tenant relocation coordinator to support tenants through this process.

The additional supports are secured in Condition 2.4 and summarized in the Draft Tenant Relocation Plan in Appendix E.

- **Height, Massing and Density:** The proposal maintains compliance with key urban design performance criteria, including protected view cones, shadowing, and minimum tower separation requirements. In addition, the site is located within an outlying area of the Mount Pleasant Industrial Area, near to the future Mount Pleasant Skytrain Station. The proposed built form is consistent with the emerging context and enabling policy near to the rapid transit station.

APPENDIX E DRAFT TENANT RELOCATION PLAN

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:</p> <ul style="list-style-type: none"> • 4 months' rent for tenancies up to 5 years; • 5 months' rent for tenancies over 5 years and up to 10 years; • 6 months' rent for tenancies over 10 years and up to 20 years; • 12 months' rent for tenancies over 20 years and up to 30 years; • 18 months' rent for tenancies over 30 years and up to 40 years; and • 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation	<p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant has committed to monitor the rental market and provide tenants requesting assistance with identifying minimum three housing options in Vancouver that best meet the tenants' identified priorities and with rental rates that do not exceed 20% below city-wide average market rents, by unit type for the City of Vancouver as published by the CMHC, set as of the date the tenant moves out of the existing building, where the tenant meets the applicable eligibility requirements.</p> <p>The applicant has also committed to support all tenants with applications for non-market housing, where tenants meeting the applicable eligible requirements, and with applications for Provincial rental assistance programs or partnering with health organizations and other non-profit services, where appropriate.</p>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation.</p> <p>For low income tenants and tenants facing other barriers to housing, as defined in the <i>TRPP</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</p>

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$2,918,421
Utilities DCL ¹	\$914,409
CAC: Cash	\$1,262,936
Public Art ³	\$289,445
TOTAL	\$5,385,211

¹ Based on rates in effect as of December 10, 2025 and the proposed 13,581.0 sq. m (146,185 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 rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to contribute public art or provide 60% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per m² (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. With an estimated 151,510 sq. ft. contributing to the FSR, this project will contribute a public art budget of approximately \$299,990. Please note that the Public Art cost is determined at the development permit stage and that the Public Art rate is subject to Council approval of periodic adjustments to address inflation.

This project is located within the *Broadway Plan* are, which includes a key direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Broadway Plan*.

APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
75 East 8th Avenue	015-161-684	Lot A Block 45 District Lot 200A Plan 625
	015-161-706	Lot B Block 45 District Lot 200A Plan 625
	015-161-714	Lot C Block 45 District Lot 200A Plan 625

Applicant Team

Applicant	Musson Cattell Mackey Partnership
Developers	Nicola Real Estate, Lotus Capital Corp.
Property Owner	MacGyver Manor Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	I-1	CD-1
Site Area	1,122.4 sq. m (12,081 sq. ft.)	1,122.4 sq. m (12,081 sq. ft.)
Land Use	Light Industrial	Hotel and Light Industrial
Maximum FSR	3.0	12.1
Maximum Height	30.5 m (100 ft.)	72.0 m (236 ft.)
Floor Area	3,367.2 sq. m (36,244 sq. ft.)	13,581.0 sq. m (146,185 sq. ft.)
Hotel Units	N/A	190 Hotel Units
Industrial Floor Area	N/A	1,805 sq. m (19,429 sq. ft.)
Natural Assets	7 on-site by-law trees 3 street trees	No existing trees are to be retained. Approx. 15 on-site trees to be planted. Approx. 8 street trees to be planted.