



REFERRAL REPORT

Report Date: April 21, 2026
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 18570
VanRIMS No.: 08-2000-20
Meeting Date: May 19, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue

Recommendation to refer

THAT the *Vancouver Official Development Plan* amendment, 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 *Vancouver Official Development Plan* amendment and 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 Amacon Construction Ltd., on behalf of 1745 W 8th Property Ltd., the registered owner of the lands located at 1745 West 8th Avenue [PID 007-477-104; Lot A Block 308 District Lot 526 Plan 16501], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT subject to the approval of Recommendation A, the application to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.00 to 8.56 and increase the maximum building height from 9.2 m (30 ft.) to 102 m (335 ft.) to permit the development of a 31- and 29-storey mixed-use building

containing 441 strata-titled residential units, 98 social housing units, a 37-space childcare facility and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chris Dikeakos Architects Inc., received on July 17, 2025, and revised drawings received March 2, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. 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 D, be approved.
- E. 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 D;

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.

- F. THAT Recommendations A to E 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 to amend the *Vancouver Official Development Plan* or rezone 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 amend the *Vancouver Official Development Plan (ODP)* and the Zoning and Development By-law for the site at 1745 West 8th Avenue. The proposal is to change the Generalized Land Use (GLU) designation in the *ODP* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2, and to rezone the site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 31- and 29-storey mixed-use development with 441 strata-titled residential units, 98 in-kind social housing units, a 37-space in-kind childcare facility and commercial space on the ground floor.

The proposed height exceeds the *ODP* height range of the Mixed-use High-Rise 1 designation and both the height and density exceed what was anticipated under the *Broadway Plan*.

As this rezoning application requires an amendment to the *Vancouver Official Development Plan*, a Public Hearing is required in accordance with section 559.02(1) of the Vancouver Charter.

The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *ODP* on March 31, 2026. Following enactment of the *ODP* By-law, this application is now subject to the requirements of the *ODP* and the Vancouver Charter with respect to additional consultation and *ODP* review. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix C.

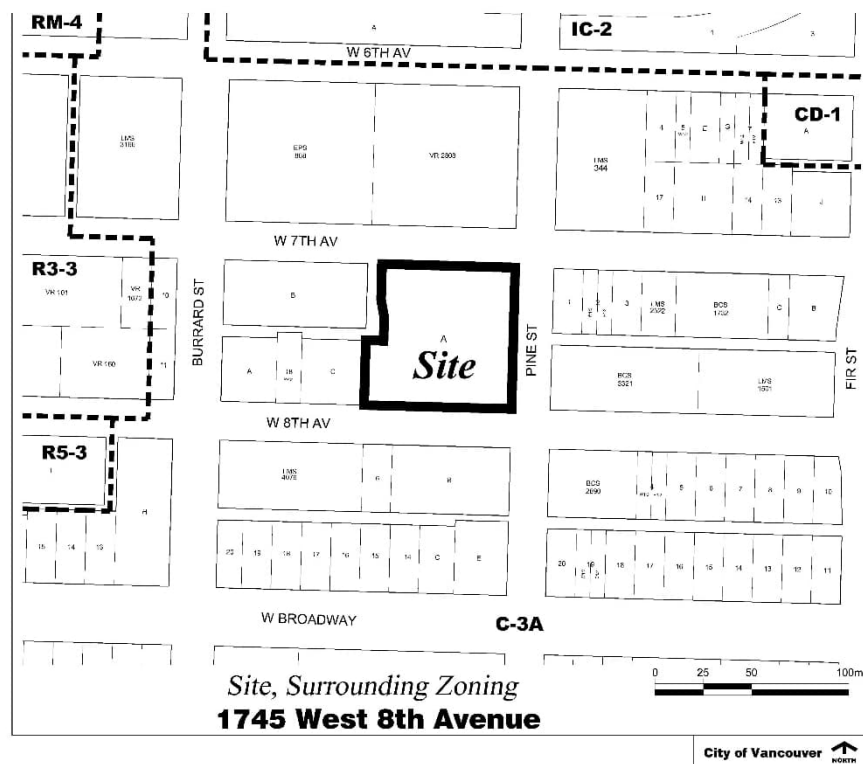
Context and Background

1. Site and Context

The subject site is comprised of one parcel bound by West 8th Avenue, West 7th Avenue, Pine Street and a lane (see Figure 1). The site is 5,246 sq. m (56,579 sq. ft.) in size and has a frontage of 76.2 m (250 ft.) along West 8th Avenue. It is currently developed as a three-storey commercial-office building. The surrounding neighbourhood consists of a mix of low- to mid-rise commercial and mixed-use buildings, as well as rental and strata-residential buildings. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway*

Plan as well as with the SkyTrain extension. The future South Granville Station is located approximately 400 m to the southeast.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan (ODP):** The site has a Generalized Land Use (GLU) designation of Mixed-Use High-Rise 1, which supports a range of residential tenures in combination with non-residential uses in buildings up to 26 storeys.
- Broadway Plan (Plan):** This site is located in the Granville/Burrard Slopes - Area E (FGBE). The *Plan* permits consideration of strata-titled residential housing with a minimum of 20% of the residential floor area for social housing, at a height up to 20 storeys and 7.5 FSR. A minimum of 0.25 FSR of retail/service, or office uses are also required. On sites with a frontage greater than 45.7 m (150 ft.), the *Plan* also permits heights up to 26 storeys to achieve better urban design outcomes such as the provision of a large, privately-owned public space (POPS).
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA and is consistent with the *TOA Rezoning Policy*. As the *Plan* allows more height and density, the application is being assessed under the *Plan's* policies.
- Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as

inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

Original Proposal

On July 17, 2025, the applicant submitted an application for a mixed-use development with two 29-storey towers. It contained 421 strata-titled residential units, 107 social housing units (20% of the residential floor area), an undersized childcare facility, live-work uses along Pine Street, and a 208 sq. m (2,238 sq. ft.) POPS at the southeast corner of the site. The floor space ratio (FSR) of the original proposal was 8.5. Five levels of underground parking were proposed and accessed from the lane. This proposal did not meet several *Plan* objectives, which is discussed in the Policy Analysis section below. Staff worked with the applicant to revise the proposal.

Revised Proposal

On March 2, 2026, the applicant submitted a revised proposal for a mixed-use development with 31-storey and 29-storey towers (see Figure 2). The revised proposal contains 441 strata-titled residential units, 98 in-kind social housing units (17.9% of the residential floor area), a 37-space in-kind childcare facility, and commercial-retail spaces along West 7th Avenue and Pine Street. The size of the POPS was increased to approximately 500 sq. m (5,382 sq. ft.), and six levels of underground parking are proposed.

The revised building height for the 31-storey south tower is 102 m (335 ft.), and 92 m (302 ft.) for the 29-storey north tower. The recommended FSR is 8.56.

Figure 2: Revised Proposal Looking Northwest

2. Policy Analysis

Vancouver Official Development Plan

An amendment to change this site's Generalized Land Use (GLU) designation from Mixed-Use High-Rise 1 (building heights up to 26 storeys), to Mixed-Use High-Rise 2 (building heights above 26 storeys) can be supported as the proposal generally aligns with the Urban Structure Strategy and key *ODP* objectives regarding provision of housing and childcare.

The site is located within the Metro Core/Broadway area in the Urban Structure Strategy (the "Strategy"). For this neighbourhood type, the Strategy anticipates mid- to high-rise forms with a variety of housing tenures and non-residential uses to support vibrant mixed-use neighbourhoods along shopping streets and near transit.

The proposal's in-kind social housing and 37-space in-kind childcare facility support *ODP* policy directions pertaining to housing (Direction 1.4) and universal childcare (Direction 6.1). The retail uses and privately-owned public space support policy directions around access to daily needs (Direction FG1.2), local-serving and small businesses (Direction 2.4), aligning land use and urban design to support active transportation (Direction 5.1) and growing the public space network (Direction 9.3).

The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the Vancouver Charter.

Broadway Plan

The original application did not meet several *Broadway Plan* objectives. The size of the childcare space was smaller than the minimum requirements for a 37-space facility, and the provision of live-work units did not meet the requirement for commercial/retail or office space. Further, the POPS was small for a site with 76.2 m (250 ft.) of frontage. The revised application addresses these issues by providing the space required for licensing a 37-space childcare facility, replacing the live-work units with commercial-retail units along West 7th Avenue and Pine Street, and a POPS that is more than twice as large.

The *Broadway Plan* permits buildings up to 26 storeys in height and up to 7.5 FSR. The revised application's tower heights up to 31 and 29 storeys, and FSR of 8.56, support the delivery of the in-kind social housing units and childcare facility, as well as the larger POPS. The amount of social housing decreased to 17.9% of the residential floor area, but is supportable to help overall project viability. The proposed towers do not shadow any public schools, public parks or opposite sidewalks in village high streets.

The revised application generally meets the objectives of the *Broadway Plan* and the amendment to the site's *ODP* designation is supportable.

3. Form of Development

Form of Development. The original proposal was for two 29-storey residential towers with a three to five-storey podium and a u-shaped courtyard configuration. The revised proposal increases the south tower height up to 31 storeys while increasing the size of the required POPS at the corner of West 8th Avenue and Pine Street. The Urban Design Summary presented in Figure 3 summarizes the urban design review of the original proposal, and lists the conditions to address the impacts through the revised proposal.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Original Proposal	Impacts	Outcomes / Revised Proposal
Height	26 Storeys (20 storeys + 6 additional storeys on larger sites with a frontage greater than 45.7 m (150 ft.) with larger at-grade privately-owned public space).	North and South Towers: 29 storeys	Proposed tower heights exceed the <i>Plan's</i> maximum, however the distribution of density toward the tower rather than a podium results in improved urban design performance, through a more appropriate podium scale and reduced shadow impacts on the opposite public sidewalk. Furthermore, to accommodate the required POPS, a portion of the density is proposed to be redistributed to the south tower, resulting	Conditions 1.1 in Appendix C are intended to address this adjustment as per the revised proposal.

			in a revised height of 31 storeys.	
Density	7.5 FSR with minimum 0.25 FSR of retail/service or office uses at grade	8.5 FSR with 0.23 FSR of Childcare and Live-Work uses at grade	<ul style="list-style-type: none"> The density exceeds the <i>Plan's</i> maximum, however, the proposal provides enhanced public benefits, including childcare, social housing and POPS. The application materials do not reflect compliance with the minimum 0.25 FSR of retail/service at-grade as the proposed live-work use along Pine Street is not acceptable as commercial spaces. 	Condition 1.2 in Appendix C addresses floor area and ground floor uses. Applicant provided supplemental drawings to demonstrate this adjustment by removing the proposed live-work use and providing retail/service uses at-grade along the three frontages as per the revised proposal.
Public Realm	At-grade Privately-Owned Public Space (POPS) comprised of approximately 20% of the frontage length that extends the full depth of the site.	Smaller pocket plaza proposed with adjacent Live/Work use and vista switch at the corner of West 8th Avenue and Pine Street	The smaller POPS size, design, adjacent Live/Work use and location of the vista switch in the original application negatively affects the performance of the POPS.	Conditions 1.1 in Appendix C are intended to address this by increasing the size of the POPS and removing the proposed live-work use and providing retail/service uses at-grade along the three frontages as per the revised proposal.
Tower Floor Plate Size	From 605 sq. m (6,500 sq. ft.) up to 670 sq. m (7,200 sq. ft.)	743 sq. m (8,000 sq. ft.)	Bulk and Massing	Proposed tower floor plate size exceeds the expectations in the <i>Residential Tower Floor Plates Bulletin</i> . However, given the large site with no tower separation issues to neighbouring properties, the proposed tower floor plate size is supportable.

Urban Design Panel: A review by the Urban Design Panel was not required.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Ten on-site trees and two City-owned trees are proposed for removal,

and 16 City-owned trees are proposed for retention. New on-site trees are proposed, and new street trees will be planted where space permits. The final numbers of trees are confirmed at the development permit stage. See Appendix C for landscape and tree conditions.

Conclusion: Staff reviewed the site-specific conditions, and have concluded that while the revised proposal exceeds the built form expectations set out in the *Plan* in terms of height and density, it provides public benefits, including in-kind social housing, in-kind childcare and a larger POPS, and is supportable. Urban Design conditions are included in Appendix C to improve the urban design performance of the original application.

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

3. Housing

The project is proceeding under the Inclusionary Housing option outlined in the *Plan*. The *Plan* states that for a maximum building density of 7.5 FSR, not less than 20% of the residential floor area be secured as social housing, delivered turnkey to the City, with the remainder as strata residential. The project proposes 7,884.7 sq. m (84,870 sq. ft.) of social housing floor space, which equates to 17.9% of the total residential area.

Vacancy Rates: Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2025, the purpose-built apartment vacancy rate was 2.7% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey area, in which this site is located, is 1.7%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds:

Figure 4 below compares starting rents for non-market housing income limits (HILs) unit rents with market rents for newer rental on the Westside and cost of ownership. Figure 4 demonstrates that non-market housing provides options that are more affordable than market rental and home ownership.

Figure 4: Non-Market, Below-Market and Market Rental Unit Rents, Cost of Ownership and Household Incomes Served (Westside)

	Housing Income Limits (2025)		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs) ¹	BC Housing - Household Income Limits	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴
Studio	\$1,450	\$58,000	\$2,003	\$80,120	\$3,318	\$132,700
1-bed			\$2,601	\$104,040	\$3,949	\$157,975
2-bed	\$1,800	\$72,000	\$3,706	\$148,240	\$5,997	\$239,867

3-bed	\$2,150	\$86,000	\$4,875	\$195,000	\$9,070	\$362,798
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1. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1st, 2025.
2. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver
3. Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Social Housing: The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 98 social housing units to the City’s inventory of social housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Social Housing Mix: The City’s *Housing, Design and Technical Guidelines* requires a minimum of 50% social housing family units. This application proposes 51% inclusionary family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the *Housing, Design and Technical Guidelines*. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the guidelines and a provision is included in the CD-1 By-law to meet the minimum unit-mix requirements.

Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Non-Market Housing as of December 31st, 2025

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	10,000	1,272 (13%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).
3. Unit numbers exclude the units in this proposal, pending council’s approval of this application.

Social Housing Operator: A qualified housing operator will be selected through a Request for Proposals (RFP) in line with the City’s *Procurement Policies* to operate the social housing air space parcel (ASP). Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council in a future report for consideration and approval.

Security of Tenure: Should the rezoning be approved, all inclusionary units will be secured as social housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The Housing Agreement will secure not less than 17.9% of the total residential floor area to be rented as social housing units.

Social Housing Affordability: The social housing units proposed for this project will meet the City definition of “Social Housing” as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents, as

secured in the Housing Agreement. Staff intend to work with senior levels of government to look for opportunities to deepen affordability. Upon completion, an air space parcel containing all of the social housing will be transferred to the City.

Strata Housing Mix: The *Plan* requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 56% family strata units in a mix of 43% two-bedroom and 13% three-bedroom units, thereby meeting this policy in the strata portion of the project. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. A provision is included in the CD-1 By-law to continue to meet the minimum unit-mix requirements.

Tenants: The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's *TRPP*.

4. Childcare

A 37-space, in-kind childcare facility with a minimum gross indoor floor area of 420 sq. m (4,521 sq. ft.) as well as any required circulation spaces, and a minimum 543 sq. m (5,845 sq. ft.) of outdoor space is proposed to be located on the ground floor of the development fronting West 8th Avenue. The proposed childcare will provide a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. This project would advance the public benefits strategy of the *Plan* through the delivery of a city-owned childcare facility.

Childcare Targets: If approved, the proposal will contribute to the *Plan's* public benefits strategy target of securing approximately 250 spaces in 10 years by delivering 37 city-owned childcare spaces for children five years old and under.

Non-Profit Childcare Operator: If approved, City staff will undertake a process prior to completion of the amenity to secure a non-profit childcare operator who will lease the space at a nominal rate. A typical model would entail an operator being responsible for the administration, programming and operation.

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. Consultation

Vancouver ODP Amendment Consultation

Per Council's direction on March 31, 2026 (RTS 18514), staff consulted the Vancouver School Board, Conseil scolaire francophone, x̱m̱əθḵw̱əy̱əm (Musqueam Indian Band), Sḵw̱x̱w̱ú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and *Vancouver ODP* amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix E).

A list of in-stream rezoning applications now subject to the *ODP* were shared with the Local Nations in early March. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of May 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

Public Input

Public input 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/1745-w-8th-ave>.

In total, approximately 145 submissions were received. Comments supported new housing and community amenities in an area that is well served by transit, while concerns focused on building height, shadowing and views, pressure on local infrastructure and services, and traffic and safety. Refer to Appendix E 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 \$12,774,648 based on December 2025 rates. Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered a total CAC package valued at \$56,907,000. The City will receive in-kind delivery of 98 in-kind social housing units valued at \$51,079,000, and a 37-space in-kind childcare facility valued at \$5,828,000. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and accept the offer.
- **Public Art:** The public art contribution is estimated to be \$790,314 based on the current (2016) rate.

Financial Implications

This project is expected to provide 98 social housing units and a 37-space childcare facility turnkey to the City, DCLs and a public art contribution. See Appendix F for additional details.

Conclusion

An amendment to change the Generalized Land Use designation in the *Vancouver Official Development Plan* to Mixed-Use High-Rise 2 is required to make this application consistent with the *ODP*. The proposed land use, form of development and public benefits are generally consistent with the intent of the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *ODP* amendment in Appendix A and the CD-1 by-law in Appendix B subject to conditions contained in Appendix C.

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APPENDIX A
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
to redesignate 1745 West 8th Avenue to Mixed-Use High-Rise 2

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A of the Vancouver Official Development Plan By-law No. 14660.
2. Council amends the Generalized Land Use designations of the lands identified in the maps attached to this by-law as Schedule A by amending Map 4 to redesignate the site to Mixed-Use High-Rise 2, and amends all corresponding illustrative maps in Part 4 accordingly.
3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
4. This by-law is to come into force and take effect on the date of its enactment.

Schedule A



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APPENDIX B
1745 West 8th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Sub-areas

3. This site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

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

Conditions of Use

- 5.1 The design and layout of at least 50% of the total number of dwelling units used for social housing must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.2 The design and layout of at least 35% of the total number of strata dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;

- (d) public bike share; and
- (e) restaurant,

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 5,256.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined must not exceed 8.56.
- 6.3 The total floor area for commercial uses must not be less than 598.3 m².
- 6.4 A minimum of 17.9% of the total residential floor area, or 7,884.7 m², whichever is greater, must be used for social housing, secured to the city's satisfaction.
- 6.5 The total floor area for child day care facility use must not be less than 420 m².
- 6.6 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.
- 6.7 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

- (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.
- 6.8 The Director of Planning or Development Permit Board may exclude from the computation of floor area:
- (a) common amenity areas to a maximum of 10% of the total permitted floor area; and
 - (b) additional floor area as required to meet licencing requirements for the child day care facility use,

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

- 6.9 Where floor area associated with residential storage area is excluded, a proportion of the excluded floor area above base surface that is no less than the proportion of the total residential floor area used for social housing must be located within the dwelling units used for social housing.

Building Height

- 7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.
- 7.2 Despite section 7.1 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.

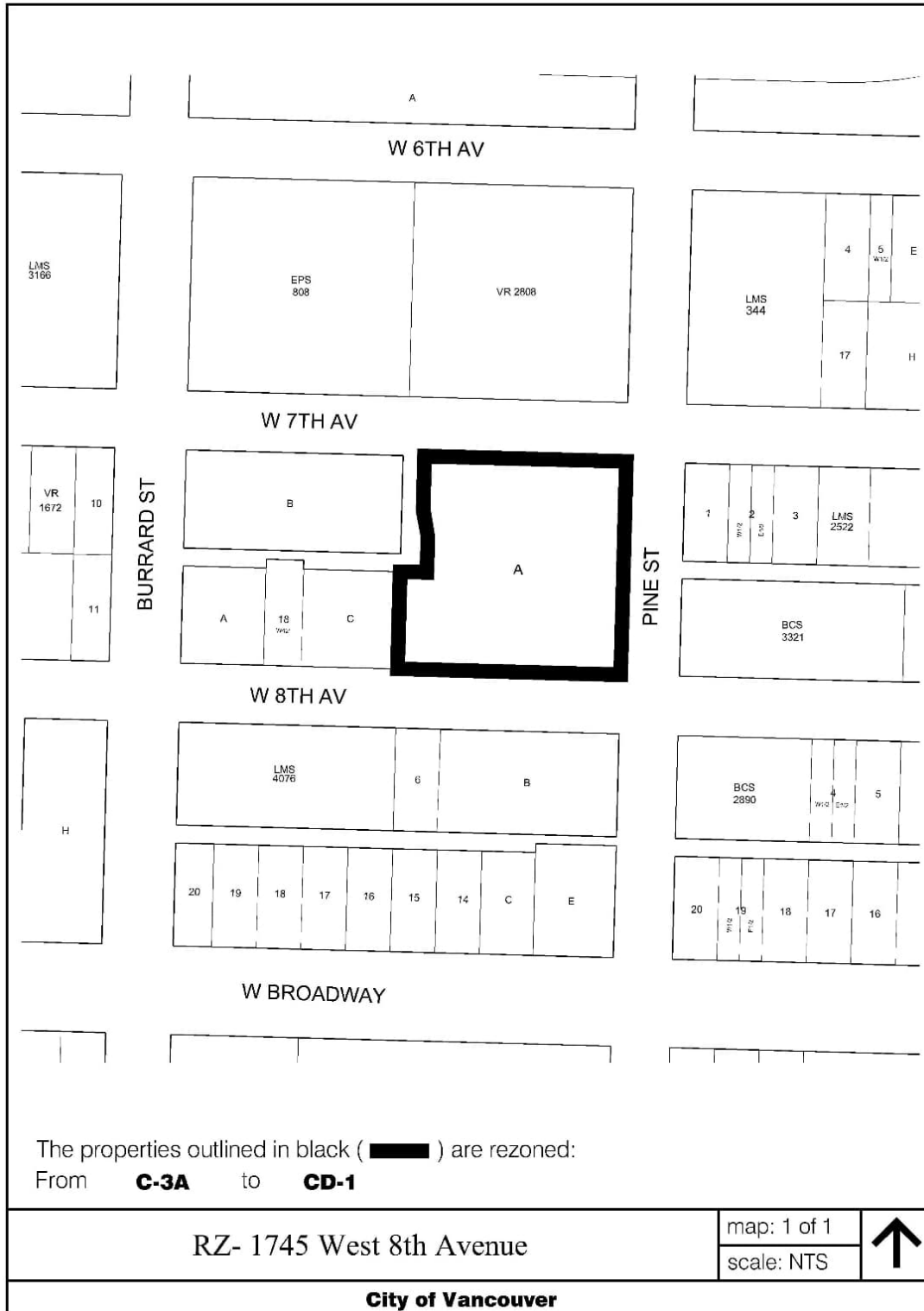
Table 1: Permitted Building Height

Sub-area	Building height
A	102 m
B	92 m

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



APPENDIX C 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 Chris Dikeakos Architects Inc., received on July 17, 2025, and the revised drawings received on March 2, 2026.

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

Urban Design

1.1 Design development to enhance the public realm interface and to further strengthen the pedestrian activity by the following:

- (a) At the proposed Privately Owned Public Space (POPS):
 - (i) Increasing the size of the POPS that contribute to the Blue Green System along Pine Street;

Note to Applicant: Refer also to the *Plan*, Sections 9.5.4, 11.6.5, 11.6.19 and Landscape condition 1.4. The size of the POPS should be no less than approximately 500 sq. m. Staff may consider relocating podium density along Pine Street to the south tower by no more than two additional storeys, subject to demonstrating the urban design performance.
 - (ii) Provision of commercial uses directly adjacent to the POPS with exploration of high-quality operable glazing system that allow for improved direct visual and physical connection between the retail uses and the adjacent POPS;
 - (iii) Ensure that the POPS is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding from the street intersections; and

Note to Applicant: Refer also to the *Plan*, Sections 15.2.14 to 15.2.18.

- (iv) Relocate vista switch away from the proposed POPS;

Note to Applicant: Refer to the *Plan*, Sections 11.1.59, 11.6.12, 15.4.9 and 20.2.4. The vista switch located within the 3.7 m (12 ft.) below-grade

setback is not supported and this setback must be free and clear of any constructions in order to contribute to passive rainwater management and to provide sufficient growing medium to support the health of the urban tree canopy along the Blue-Green corridor.

(b) Along Pine Street, West 7th and 8th Avenue frontages:

(i) Provision of continuous weather protection along the commercial frontages;

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 for a functioning canopy design. Refer also to the *Plan*, Section 11.1.39.

(c) At the pedestrian midblock connection between West 7th Avenue to West 8th Avenue:

(i) Demonstrate design strategies with improved landscape and surface treatments particularly at the lane and parking entrance interface to address CPTED considerations and to ensure high level of perceived safety and pedestrian comfort at all hours;

Note to Applicant: Refer also to Landscape condition 1.4.

(d) Around the site:

(i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm;

Note the Applicant: An architectural, landscape lighting and wayfinding strategies should be provided at the time of the Development Permit application demonstrating the design approach and distinguishing the commercial and residential entries. Refer also to the *Plan*, Section 11.1.46.

1.2 Provision of minimum commercial uses at-grade, in accordance with Section 6.3 of the CD-1 By-law;

Note to Applicant: The proposed Live/Work use along Pine Street is not acceptable as commercial uses. Refer also to the *Plan*, Section 9.5.2.

1.3 Ensure that common amenity spaces are located in areas with good solar access and prominent views to improve livability of the residents;

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines and Housing* conditions. Recommendations include:

- (a) Relocate indoor amenity space to be contiguous with the outdoor amenity space located on Level 2 of the north tower and Levels 4 and 5 of the south tower;

Note to Applicant: A ratio of minimum 1.2 sq. m. (13 sq. ft.) per dwelling unit for indoor amenity space is strongly recommended for social housing and rental housing.

- (b) Outdoor amenity area should include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access. Position children's play area adjacent to indoor amenity spaces to enable parental supervision;

Note to Applicant: A ratio of minimum 2.0 sq. m. (21.5 sq. ft.) per dwelling unit for outdoor amenity space is strongly recommended for social housing and rental housing. Refer also to Landscape condition 1.5.

Landscape

- 1.4 Design development to demonstrate clear and effective strategies for delivering a high-quality public realm, focused on improving the pedestrian experience of spaces and connections at ground level. This includes, but is not limited to:

- (a) Pine Street: Explore additional enhancements that support the vision of this street as a blue-green system, greenway and future car-free street with biodiversity planting (trees, shrubs, and groundcover) and amenities for greater volumes of pedestrians. Explore opportunities for the design of the road space reallocation to contribute to this vision (including additional biodiversity planting and public seating) and help create a distinctive and vibrant street frontage.

Note to Applicant: Street right-of-way (ROW) improvements require coordination and approval with Engineering. Proposed street ROW enhancements beyond standard materials may require a maintenance agreement. Refer to *Broadway Public Realm Plan* policy "3.3 Design public spaces to serve a broader range of functions and activities".

- (b) West 8th Avenue: Provide planting along building faces at the childcare frontage and at the daycare fence to improve visual interest and soften this edge.

Note to Applicant: May require a parkade slab drop.

- (c) Midblock Connection (West 8th Avenue to lane): Enhancements to ensure this space is clearly intended to function a publicly accessible connection including pedestrian lighting, clear width of a minimum of 2,400 mm, planting, clear views to the lane from the West 8th Avenue sidewalk. Avoid locating the vista switch where it directly interferes with pedestrian connection to the sidewalk.

- (d) Privately-Owned Public Space (POPS, southeast corner): Provision of a POPS of approximately 500 sq. m designed as a high-quality public space that provides access to nature, trees and biodiversity planting, places to socialize and to support the adjacent retail use complete with landscape lighting. Consider how adjacent building uses and edges can be designed activate the POPS. Relocate the vista switch away from the proposed POPS.
 - (e) Laneway: Provision of an on-site pedestrian pathway complete with pedestrian lighting that extends to the midblock connection.
- 1.5 Design development of the outdoor amenity spaces to create high-quality outdoor spaces that support a variety of activities and users.
- Note to Applicant: They should include features such as trees and planting, play areas, urban agriculture and edible planting, seating and eating areas and pet relief.
- 1.6 Provision of updated arborist report and tree management plan with current architectural drawings and recommended mitigation measures to ensure successful retention of street trees.

Note to Applicant: Street trees appear as though they may be negatively impacted by proposed building structures, balconies and/or construction practices (scaffolding). Confirm necessary mitigation measures such as additional building articulation or clearance pruning. Locate balconies to avoid impacts to tree canopies to the extent possible.

Urban Forestry

- 1.7 Provision of an updated arborist report and tree management plan.
- (a) Indicate the preferred tree protection fencing for City trees in hardscaped boulevards;
 - (b) Wrap the tree trunk with the 1/4 in. foam to 8 ft. in height;
 - (c) Add 2 x 2 in. x 8 ft. wood sections (or height of main stem if less than 8 ft.) spaced around the trunk wrapped in orange safety fencing secured with long zip-ties; and
- Please contact PBDevelopment.trees@vancouver.ca prior to site mobilization for tree protection inspection
- (d) Project arborist supervision is required for any proposed and conditioned civic upgrades within the critical root zone of the boulevard trees. City tree 112 (Tree ID 6647) and 113 (Tree ID 6646) are approved for removal contingent on replacement trees and the collection of tree values. Please contact PBDevelopment.trees@vancouver.ca to initiate the tree removal process.

Note to Applicant: Off-site civil improvements such as sidewalk upgrades within the critical root zone of boulevard trees will require the supervision of the project arborist.

Any excavation within the critical root zone will require low impact methods such as air-vac or manual digging to ensure that the bark on the roots are not damaged. Contact PBDevelopment.trees@vancouver.ca if roots 5 cm or larger conflict with the installation.

- 1.8 Provision of a landscape plan. Indicate off-site replacement tree species along 7th and 8th Avenues to be *Gleditsia triacanthos 'Inermis'*.

Engineering

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

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

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

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

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

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

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

- 1.11 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.12 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.13 Provision of 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 Provision of the following design or planning details relating to the waste room prior to Development Permit issuance:

- (a) An increase in size to the waste room;

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either:

- (i) An increase to the size of the residential waste room and number or capacity of containers; or
- (ii) An increase in collection frequency.

1.15 Provision of a waste management plan that includes the following:

- (a) A description for how the garbage and recycling bins are to be transported to the designated staging area, including who is responsible for transporting the bins.
- (b) A description of the following:
- (i) Types of waste streams to be provided: Garbage, Organics, Mixed Papers, Mixed Containers and Glass;
- (ii) Quantity, stream and capacity of container for each waste stream; and
- (iii) Collection frequency of each waste stream.

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

- (a) Display of the following note(s):
- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property

may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

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

- (iv) “The required Green Infrastructure improvements for 1745 West 8th Avenue will be as per City-approved design”.

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 1745 West 8th Avenue are to be designed and submitted by the applicant in accordance with the City’s [Standard Green Infrastructure design details](#) for City approval.

(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 proposed accessibility ramp on public property.

Note to Applicant: Ensure proposed accessibility ramp is entirely accommodated on private property.

(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.

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

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

- (a) Convenient, internal, stair-free loading access to/from all site uses; and
- (b) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.
- (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading / unloading.

1.19 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) Class B spaces fully on private property; and
- (b) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.

1.20 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, dimensioned, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.21 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A revised groundwater management plan and/or impact assessment;
- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: The Final Hydrogeological Study should include details on the recommended future work, as described in Sections 5.3 and 7.0 of the preliminary hydrogeological study (dated February 14, 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.

Note to Applicant: Provide a revised hydrogeological study or addendum with an updated seepage analysis which includes consideration of the latest architectural design and lowest slab elevations.

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.

1.22 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; and
- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- 1.23 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.

- 1.24 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>

- 1.25 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>.

Housing

- 1.26 Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines (Guidelines)*.
- 1.27 The proposal should apply the City's *High-Density Housing for Families with Children Guidelines* for both the strata-titled and social housing units.

Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

- 1.28 Ensure that not less than the greater of 17.9% of the total residential floor area or 7,884.7 sq. m (84,870 sq. ft.), whichever is greater, must be used for social housing, secured to the City's satisfaction.
- 1.29 The proposed strata unit mix, including 49 studio units (11.1%), 145 one-bedroom units (32.9%), 190 two-bedroom units (43.1%), 57 three-bedroom units (12.9%) is to be included in the development permit drawings.

Note to Applicant: Statistics page shows four (4) strata "City Homes", however these are not labelled on the drawings. Any proposed "City-Homes" should be labelled on the development permit drawings, including number of bedrooms.

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

- 1.30 The proposed social housing unit mix, including 33 studio units (33.7%), 15 one-bedroom units (15.3%), 29 two-bedroom units (29.6%) and 21 three-bedroom units (21.4%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 50% of the dwelling units designed to be suitable for families with children, per the City's *Guidelines*.

1.31 Provide dedicated social housing support spaces per the City's *Guidelines*.

Note to Applicant: The heat treatment room located on Level 3 should be relocated to the social housing parking level, within close proximity to the loading area and elevator.

Note to Applicant: The following missing dedicated social housing support spaces are to be included in the development permit drawings:

- (a) Dedicated mechanical and electrical rooms;
- (b) Indoor amenity storage closet; and
- (c) Social housing janitor closet.

1.32 The proposed social housing design requires development to align with the City's *Guidelines*.

Note to Applicant: The following design development is to be included in the development permit drawings:

- (a) Provide a bathtub in all two-bedroom social housing units;
- (b) Provide a social housing amenity washroom off the corridor to allow access for Social Housing staff;
- (c) Increase the size of the social housing indoor amenity space accessed from the common outdoor amenity space, to permit a range of activities and gatherings. Lobbies and bike rooms should not be counted towards indoor amenity space;

Note to Applicant: Office space and bike rooms on the ground floor should be provided but not be counted as common indoor amenity.

- (d) Provide a second amenity space for other activity uses, with a minimum size of 37 sq. m. (398 sq. ft.);
- (e) Provide a social housing office space that is fully accessible;
- (f) Provide direct wheelchair accessible access to outdoor amenity space from the corridor; and
- (g) Provide access from social housing loading bay to social housing elevators.

1.33 The drawing and project statistics sheet are to be revised in the development permit drawings to support the review of both the social housing and strata-titled portions.

Note to Applicant: The following drawings labels and statistic sheet data is to be included in the development permit drawings:

- (a) Indicate the extent of the social housing Air Space Parcel (ASP) with a contrasting color hatch or outline separate from the strata and commercial uses, including all below grade spaces, and including labels for all social housing ASP spaces;
 - (b) Clarify access for all indoor and outdoor amenity spaces, and mark areas that will be shared between strata and social housing components of the building;
 - (c) Provide furniture layout for social housing office, lobby, and indoor/outdoor amenity areas;
 - (d) Label children's play and urban agriculture areas, including supporting infrastructure, for outdoor amenity areas;
 - (e) Label indoor amenity room to show kitchenette and accessible washroom. Turning radius in accessible washroom should be clear of the sink area;
 - (f) Label dimensions for widths of living rooms and bedrooms. Finished living area unit dimensions shall be no less than 3.7 m (12 ft.) measured from inside face of finished walls;
 - (g) Social housing loading spaces to be labelled. If loading is shared with strata these should be labelled as shared on the plans and indicated in the project statistics sheet;
 - (h) Label dedicated social housing elevators and provided dimension as per the City's *Guidelines*; and
 - (i) Provide the area of the social housing garbage and recycling room and label all bins to ensure the required space is provided.
- 1.34 Provide a minimum of 5% of social housing units are wheelchair accessible and distributed equally by unit type per the City's *Guidelines*.

Note to Applicant: The following should be added to the drawings and statistics sheet in the development permit drawings:

- (a) Drawings to show furniture layouts and turning radius to demonstrate accessibility;
- (b) Label wheelchair accessible units on drawings;
- (c) Include breakdown of accessible units on the project statistics sheet;
- (d) Locate accessible units on lower floors and in close proximity to dedicated social housing elevators; and
- (e) Drawings to show turning radius for social housing elevator vestibule.

- 1.35 Provide vehicle parking for social housing ASP, including 0.33 spaces per social housing unit. Visitor and accessible parking to be calculated separately for social housing spaces. Identify the location of these parking spaces with labeling on the plans.
- 1.36 At a minimum, 20% of the required bike parking spaces for the development should be allocated to the social housing units. Provide separate, dedicated, and independently securable bike storage rooms for exclusive use by the social housing units.

Childcare

- 1.37 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 37-space childcare facility. Design development to ensure that the 37-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the *BC Design Guidelines for Child Care Centres* and *City of Vancouver Facilities Standard Manual* including *Appendix II Childcare Technical Guidelines*, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment and Facilities Management.

Note to Applicant: 37-space childcare facility is comprised of 12-spaces for 0-3 year olds and 25-spaces for 3-5 year olds.

- 1.38 Based on the *BC Design Guidelines for Child Care Centres*, a 37-space childcare centre will require gross indoor area of a least 420 sq. m (4,521 sq. ft.), and no less than 543 sq. m (5,845 sq. ft.) of outdoor space.

Note to Applicant: Ensure sufficient indoor and outdoor space for each program:

- (a) A 12-space program for 0-3 year olds requires:
 - (i) 140.2 sq. m (1,507 sq. ft.) of net indoor space with a minimum of 51.9 sq. m of Activity Area; and
 - (ii) 181 sq. m (1,948 sq. ft.) of outdoor space.
- (b) A 25-space program for 3-5 year olds requires:
 - (i) 186 sq. m (2,002 sq. ft.) of net indoor space with a minimum of 98.9 sq. m of Activity Area; and
 - (ii) 362 sq. m (3,897 sq. ft.) of outdoor space.

Note to Applicant: To meet useable floor area requirements of the *BC Child Care Licensing Regulation*, minimum Activity Area and required support areas must be met for each program, exclusive of circulatory spaces. The provision of necessary circulation space may result in indoor area requirements in excess of the gross indoor area requirement.

- 1.39 Each licensed program within the childcare centre must have its own separate and dedicated outdoor play space including covered space, with direct, contiguous access, and the same grade between indoor and outdoor program space.

Note to Applicant: Each program's outdoor space must have its own covered area. The covered area is a transition zone from the indoors to the outside and should be located adjacent to the doors leading each program to its outdoor area.

- 1.40 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official Development Permit submission, including the provision of area table calculations broken down by childcare program. Refer to *BC Design Guidelines for Child Care Centres* Table 31. Detailed indoor and outdoor design will be required prior to development permit issuance, and seeking staff input in advance will help streamline the development permit submission reviews, childcare@vancouver.ca.

- 1.41 Design and construct the outdoor childcare space to ensure that the full outdoor area can be supervised and licensed.

Note to Applicant: The walls on the north side of the indoor space will need windows to enable staff to supervise the outdoor space on the north side.

- 1.42 Design and construct the outdoor childcare space to include 8 sq. m of program equipment storage for the 0-3 program, 5 sq. m of program stroller storage for the 0-3 program, and 12 sq. m of program equipment storage for the 3-5 program.

Note to Applicant: These storage spaces are included in the required outdoor space of 181 sq. m for the 0-3 program and 362 sq. m for the 3-5 program.

- 1.43 Design development to ensure that all major indoor activity spaces used by children have a direct source of natural light and provide views of the outdoors.

- 1.44 Design development to include passenger spaces, accessible parking space, and Class B bicycle parking to meet the City of Vancouver Parking By-law and ensure the facility is universally accessible. A 37-space childcare facility requires:

- (a) 4 passenger spaces (no small car stalls);
- (b) 1 accessible parking space; and
- (c) 6 Class B bicycle parking spaces.

Note to Applicant: Design development to ensure that the location of vehicle parking is safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

- 1.45 Provide separate spaces-for dedicated childcare systems and secured exclusive use utility/service rooms to safely accommodate the mechanical, electrical, garbage/recycling and similar equipment servicing the childcare facility.

Note to Applicant: The childcare must have its own dedicated childcare garbage room that is not shared with commercial uses, as well as dedicated utility/service rooms that are not shared with commercial uses.

- 1.46 Design childcare to be universally accessible for peoples with disabilities.
- 1.47 Design development to ensure the childcare has a simple floor plan, such as a rectangular shape with limited bump-outs for maximized sightlines and a focus on the essential design elements needed for a quality childcare centre.

Note to Applicant: Current plans for the childcare show pockets of unprogrammable space such as the area between the elevator and the tower exit staircase. Consider relocating the childcare staircase to be situated between the childcare elevator and tower exit staircase.

Sustainability

- 1.48 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*.

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, the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Landscape

- 2.1 Provision of one or more Statutory Right-of-Ways (SRW) to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services for public life use over the privately-owned publicly-accessible spaces as detailed in Urban Design Condition 1.1, being the:
- (a) Privately-owned Public Space at the southeast corner of the site, approximately 500 sq. m in area; and
 - (b) The mid-block connection.

Note to Applicant: Per Urban Design Condition 1.1, the final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreements E54623 and H90778 prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a natural watercourse agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: Records indicate a natural watercourse passes through this site, so the legal agreement must ensure that should the watercourse be discovered or impact the site during development and beyond, the watercourse's flow will not be obstructed.

- 2.4 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 Reinbold Engineering Group dated April 11, 2025, and the revised submission by Binnie dated February 27, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Pine Street, or 150 mm on 8th Avenue, or 300 mm on 7th Avenue. Should the development require water service connections larger than servicing main, the developer shall

upsized 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 1745 West 8th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 600 mm SAN and 900 mm STM sewers in Pine Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change effective on 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 with appropriate transitions, along 7th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Minimum 0.6 m wide cast in place concrete median;
 - (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter; and

- (vi) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on 7th Avenue to meet the City's higher-zoned standards.

Note to Applicant: The [Broadway Public Realm Plan](#) identifies 7th Avenue as a greenway.

- (d) Provision of street improvements with appropriate transitions, along 8th Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;
 - (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter; and
 - (vi) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

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

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 Pine Street adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramps; and
 - (vii) Curb and gutter, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb and gutter.

Note to Applicant: Road reconstruction on Pine Street to meet the City's higher-zoned standards.

Note to Applicant: The new curb and gutter on Pine Street will be moved further away from the property line. The City will provide a geometric design for all of these street improvements.

- (f) Provision of street improvements with appropriate transitions, along the lane west of Pine Street 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. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City's standard higher-zoned lane pavement structure.

- (ii) Removal of existing trench drain and catch basin at the lane entrance on 7th Avenue;
- (iii) Installation of a new catch basin at the center of the lane entrance on 7th Avenue; and
- (iv) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on 7th Avenue.

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

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

- (g) Provision of the following street improvements to the satisfaction of the General Manager of Engineering Services:

- (i) Installation of a bioretention system in curb bulge along 8th Avenue, adjacent to the site to treat and retain 90% of average annual rainfall from the right-of-way to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of Pine Street and 7th Avenue, and Pine Street and 8th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meets current City standard.

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

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

- (k) 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 foot long and 18 inches 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.

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

Housing

2.5 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate, Environment and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel (ASP) containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:

- (a) A minimum of 17.9% of the total residential floor area, or 7,884.7 sq. m (84,870 sq. ft.), whichever is greater, must be included in the ASP and designed and constructed to be used for social housing, secured to the City's satisfaction;
- (b) The ASP will include all associated storage lockers, vehicle and bicycle parking to be provided, the area calculation for which is not included in the above net floor area in (a);

- (c) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the City's *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;
- (d) All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.
- (e) Unit design and associated storage and amenity space must be as per the City's *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;
- (f) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development;
- (g) The applicant will grant the City an option to purchase, for a nominal purchase price, the ASP containing the social housing units, together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations, all exercisable upon completion of said social housing units and registration of the related air space plan;
- (h) Minimize the obligations of the ASP containing the social housing units toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the social housing units or which are related to any part of the development for which the occupants of the social housing units may (from time to time) have the use of and/or access to;
- (i) The foregoing agreements will include holds on development permits, building permits, occupancy permits and other milestones, as required by the City in its sole discretion, to ensure that the social housing units are designed, constructed and transferred, all in the manner as required by the City. The applicant will be responsible for any increase or escalation in costs to build the fit, finished and equipped social housing units;
- (j) Provide that, as a condition of issuance for the building permit, a Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services will be required in an amount equal to the estimated cost to complete and deliver the ASP to the City and it will be in compliance with and in the form set out in the City's *Letter of Credit Policy AF-002-02*, if the letter of credit is the provided security. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel; and

Note to Applicant: The value of the Letter of Credit or alternative form of security will be determined in the rezoning negotiation or at the Development Permit stage.

- 2.6 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate, Environment and Facilities Management, to enter into a Housing Agreement and a Section 219 Covenant to secure all dwelling units within the social housing air space parcel for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, one or more First Nations or First Nation Corporations, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time;
 - (d) a requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
 - (e) A requirement that all units will be used for "social housing" as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
 - (f) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the General Manager of Real Estate, Environment and Facilities Management may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

Childcare

- 2.7 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 37-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for a licensable childcare facility. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FFE) and supplied 37-space childcare facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by Community Care Facilities Licensing (CCFL) or its successor in function and meets the *BC Design Guidelines for Child Care Centres* and the City of Vancouver's *Facilities Standard Manual* including *Appendix II Childcare Technical Guidelines* that are applicable at the time of rezoning enactment, all to be contained within a separate air space parcel;

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare facility shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, and the City's General Manager of Real Estate, Environment and Facilities Management.

Note to Applicant: For information purposes, the FFE amount is estimated at minimum at \$4,500 per space, to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

- (b) The childcare facility will have a gross indoor area of not less than 420 sq. m (4,521 sq. ft.) on one level with not less than 8.0 ft. clear finished ceiling height, and a dedicated adjacent outdoor space of no less than 543 sq. m (5,845 sq. ft.) on the same level. In addition to the childcare's indoor and outdoor areas, the childcare facility will also have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated drop-off and vehicle parking spaces for users and staff, dedicated bike spaces, dedicated stroller storage, dedicated storage room(s), uninterrupted 24/7 access to an elevator and a shared Class B loading space, and all with convenient, universally-accessible and safe access to the childcare entrance;
- (c) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
- (d) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for uninterrupted 24/7 access to and use of any and all portions of the fee-simple air space parcel with the childcare facility, including all dedicated (exclusive use) spaces, shared (non-exclusive use) spaces and any other spaces in the building or on site that may be required to access them;
- (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC) or other security acceptable in the sole discretion of the City, provided to the City prior to full building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be

in compliance with and in the form set out on the City's *Letter of Credit Policy ADMIN 032*: <https://policy.vancouver.ca/ADMIN032.pdf>;

- (f) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan;
- (g) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City;
- (h) Minimize the obligations of the air space parcel containing the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and
- (i) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the development permit and above-grade building permit in connection with certain milestones will also be applied to the project.

- 2.8** If applicable, provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services for one Class B loading space to be used between the childcare facility and other uses.

Public Art

- 2.9** Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services (ACCS) 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: Provide development details to the satisfaction of the General Manager, or their designate (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

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

Environmental Contamination

- 2.10** If applicable:

- (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 on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been issued to the City.

Agreements

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

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

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

* * * * *

**APPENDIX D
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:

“1745 West 8th Avenue [CD-1 #] [By-law #] C-3A”

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

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

“[CD-1#] [By-law #] 1745 West 8th Avenue”

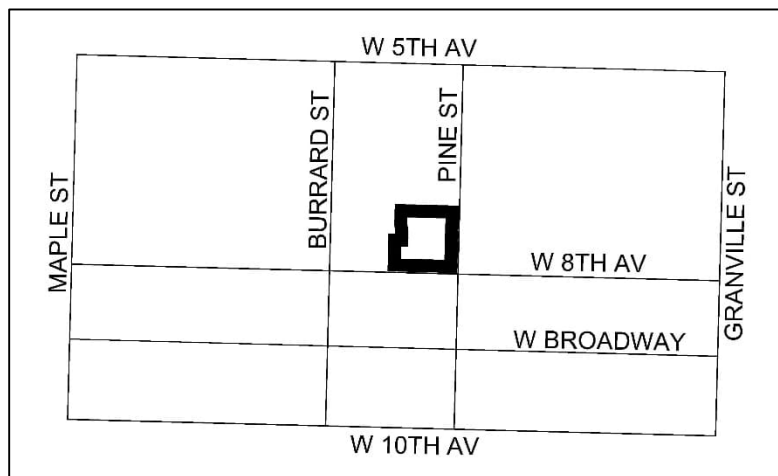
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APPENDIX E ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	August 27, 2025	https://www.shapeyourcity.ca/1745-w-8th-ave
Postcard mailed	October 16, 2025	4,179 notices mailed (approximate)
Site sign installed	October 14, 2025	n/a
Online comment form	August 27, 2025 to March 18, 2026	115 submissions <ul style="list-style-type: none"> • 15 responses support • 89 responses opposed • 10 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 22, 2025 to November 4, 2025	5 submissions
Other input (phone calls, direct emails, etc.)	August 27, 2025 to March 18, 2026	25 submissions
Total webpage views	August 27, 2025 to March 18, 2026	1,246 page views
Total Submissions (Comments submitted + questions asked + other input methods)		144 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Respondents expressed support for adding new housing to address the housing crisis and emphasized the importance of including social housing alongside below-market and family-oriented rental units within the development.
- **Location:** Many respondents felt the site is well suited for higher density housing due to its proximity to existing amenities, future rapid transit, and other multi-storey buildings.
- **Neighbourhood amenities:** The inclusion of a childcare facility was widely supported, with respondents noting it is greatly needed in the neighbourhood. Some also supported adding ground level commercial space such as small shops or services to support the growing population.

Areas of concern:

- **Building height:** Many respondents felt the proposed 29-storey towers are significantly out of scale with the surrounding low- to mid-rise and could permanently alter neighbourhood character.
- **Shadowing and views:** Respondents noted that the building height and siting could result in extensive shadowing on nearby homes, streets, the Arbutus Greenway, Burrard Slopes area, and adjacent parks, particularly in winter months, as well as loss of mountain and open-sky views for surrounding residents.
- **Infrastructure:** Respondents raised concerns that existing infrastructure such as local streets, utilities, schools, parks, childcare, and emergency services may not be sufficient to support the proposed increase in population and density, noting in particular that nearby schools are already over capacity and that park space and community amenities are limited.
- **Traffic and safety:** Respondents expressed concern about increased traffic volumes, construction disruption, and parking pressure on narrow residential streets, given existing congestion, limited street parking, and safety considerations for pedestrians and cyclists.

Response to Public Comments

- **Building height:** The proposed height and form of development generally comply with the built-form guidance in the *Plan*. The additional building heights support the delivery of the in-kind social housing and childcare facility, as well as the larger POPS.
- **Shadowing and views:** The proposed towers do not shadow any public schools, public parks or opposite sidewalks in village high streets. The *Plan* does not have specific policy limiting shadowing on private properties. The towers do not enter into any Council-approved protected public views. The *Plan* does not have specific policy protecting views for private properties.
- **Infrastructure:** The *Broadway Plan* contains a Public Benefits Strategy, a high-level vision and outlook for public benefits in the area over the 30-year life of the *Plan*, and 10-

year capital strategy for delivering public amenities and infrastructure to address renewal and growth needs of the *Plan*.

- **Traffic and safety:** The development is well cited to reduce vehicle use. It is located in close proximity to rapid transit along Broadway, being approximately 400 m from the future South Granville Station of the Broadway Subway, bus routes along Burrard Street and 4th Avenue, and north-south and east-west bike routes. New sidewalks and curbs are planned on the streets adjacent to this development.

Vancouver School Board Comments

	Catchment	Capacity Utilization	
		2025	2039
Elementary School	Henry Hudson Elementary	92%	97%
Secondary School	Kitsilano Secondary	104%	107%

Future School Capacity Utilization Rates (2039)

Increasing enrolment pressures at elementary and capacity shortage at secondary. Addition opening in 2026 at Henry Hudson for a total nominal capacity of 535 students.

* * * * *

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ¹	\$7,878,350
Utilities DCL ¹	\$4,896,298
CAC: In-kind 98 units of social housing	\$51,079,000
CAC: In-kind childcare	\$5,828,000
Public Art ²	\$790,314
TOTAL	\$70,471,962

Other Benefits (non-quantifiable components): 98 social housing units secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 36,063.9 sq. m (388,189 sq. ft.) of residential floor area (excluding social housing), 598.3 sq. m (6,440 sq. ft.) of commercial floor area, and the 37-space childcare facility.

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. The proposed 7,884.7 sq. m (84,870 sq. ft.) of social housing floor area would qualify for an exemption valued at \$2,756,018.

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

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

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1745 West 8th Avenue	007-477-104	Lot A Block 308 District Lot 526 Plan 16501

Applicant Team

Applicant	Amacon Construction Ltd.
Developer	1745 W 8th Property Ltd.
Architect	Chris Dikeakos Architects Inc.
Property Owner	1745 W 8th Property Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed																		
Zoning	C-3A	CD-1																		
Site Area	5,256.4 sq. m (56,579 sq. ft.)	5,256.4 sq. m (56,579 sq. ft.)																		
Land Use	Mixed-use	Mixed-use																		
Maximum FSR	3.00	8.56																		
Maximum Height	9.2 m (30 ft.)	31-storey south tower 102 m (335 ft.) 29-storey north tower 92 m (302 ft.)																		
Floor Area	15,769.2 sq. m (169,738 sq. ft.)	44,999.9 sq. m (484,375 sq. ft.)																		
Unit Mix	N/A	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Strata:</th> <th style="text-align: left;">Social Housing:</th> <th style="text-align: left;">Total:</th> </tr> </thead> <tbody> <tr> <td>49 studio (11%)</td> <td>33 studio (34%)</td> <td>82 studio (15%)</td> </tr> <tr> <td>145 1-br (33%)</td> <td>15 1-br (15%)</td> <td>160 1-br (30%)</td> </tr> <tr> <td>190 2-br (43%)</td> <td>29 2-br (30%)</td> <td>219 2-br (41%)</td> </tr> <tr> <td>57 3-br (13%)</td> <td>21 3-br (21%)</td> <td>78 3-br (14%)</td> </tr> <tr> <td>441 units</td> <td>98 units</td> <td>539 units</td> </tr> </tbody> </table>	Strata:	Social Housing:	Total:	49 studio (11%)	33 studio (34%)	82 studio (15%)	145 1-br (33%)	15 1-br (15%)	160 1-br (30%)	190 2-br (43%)	29 2-br (30%)	219 2-br (41%)	57 3-br (13%)	21 3-br (21%)	78 3-br (14%)	441 units	98 units	539 units
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441 units	98 units	539 units																		
Natural Assets	10 on-site trees 18 street trees	12 trees proposed for removal. 16 street trees proposed for retention. New street trees and on-site trees proposed. Final numbers to be confirmed at development permit stage.																		

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