



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Bryan Wong
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Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow Street

Recommendations

- A. THAT the application by 1045 Haro Street Limited Partnership, on behalf of Harlow Holdings Ltd., the registered owner of the lands located at 1045 Haro Street and 830-850 Thurlow Street [*PID 030-552-265; Lot 1 Block 5 District Lot 185 Group 1 New Westminster District Plan EPP85244*], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 10.6 and decrease the maximum building height from 137.2 m (450 ft.) to 80.9 m (265 ft.) to permit the development of a mixed-use residential development with 26- and 25-storey buildings connected by an eight-storey podium, containing 542 rental units, of which 3.8% of the residential floor area (approximately 22 units) will be for below-market rental units, a private 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 A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership Architects Designers Planners, received June 10, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C;

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

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1045 Haro Street and 830-850 Thurlow Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development with 26- (west tower) and 25-storey (east tower) buildings connected by an eight-storey podium, containing 542 rental units, of which 3.8% of the residential floor area (approximately 22 units) will be below-market rental units, a private childcare facility, and commercial space on the ground floor.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

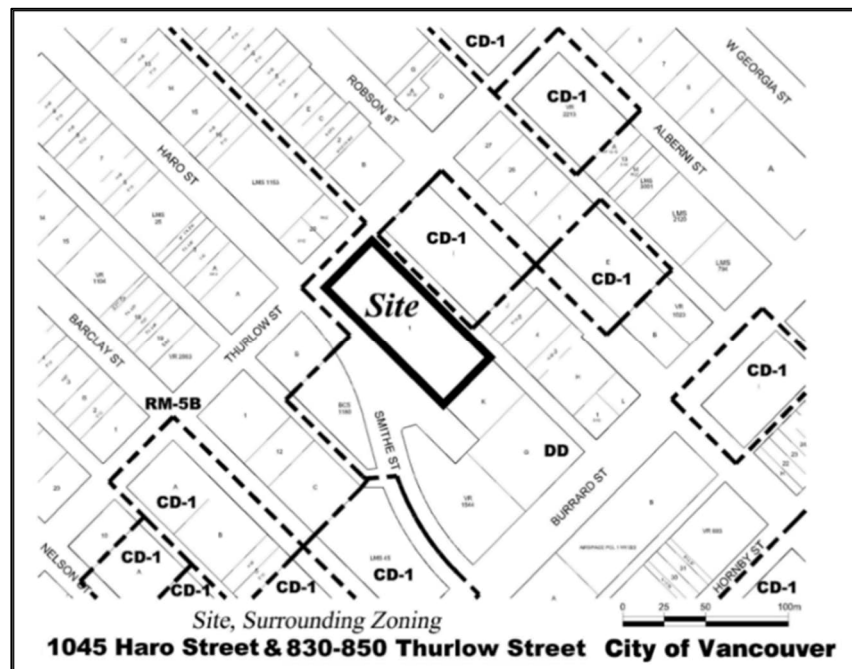
This application is consistent with the *Vancouver Official Development Plan* and the *West End Community Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of one legal parcel located on the northeast corner of Haro and Thurlow Streets (see Figure 1).

Figure 1: Site and Surrounding Zoning



The site is currently developed with a three-storey commercial building with ground floor retail space, office uses, and a seven-storey apartment building containing 160 units of primary rental housing. There are 87 tenancies eligible for tenant protection under the *Tenant Relocation and Protection Policy (TRPP)*. The site is located south of Robson Street, a regional shopping district, and the surrounding context is comprised of a mix of low-rise, mid-rise, and high-rise buildings approved with heights up to 47 storeys along Barclay Street, and constructed with heights up to 57 storeys along Burrard Street.

2. Policy Context

- ***Vancouver Official Development Plan***: The Generalized Land Use (GLU) designation is Residential High-Rise 2, which consists of high-rise residential apartments above 26 storeys. Lower density forms and compatible non-residential uses are permitted.

- **West End Community Plan (Plan) and Rezoning Policy:** The site is located within the Burrard Corridor area of the *Plan*, for which commercial and residential uses are supported, and increased height and density can be considered for the provision of additional housing. Neither the *Plan* nor the *West End Rezoning Policy (Rezoning Policy)* establishes a density limit for this area. Instead, achievable density is guided by the maximum building height of 167.6 m (550 ft.) and urban design performance. The site is located in Area B of the *Rezoning Policy* which supports residential uses. In Area B, the *Rezoning Policy* does not require rezoning applications to designate residential floor area for below-market rental. However, this application proposes to secure 542 units of market rental housing with 22 units for below-market rentals.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA and is consistent with the height designation. As the *Plan* allows for more height and density based on urban design performance, the application is being assessed under the *Plan* and *Rezoning Policy*.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent *Housing Needs Report*, and the housing information on which it is based. The most recent *Housing Needs Report* amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a mixed-use development with 26- (west tower) and 25-storey (east tower) buildings connected by an eight-storey podium, containing 542 rental units, of which 3.8% of the residential floor area (approximately 22 units) will be below-market rental units, with non-residential uses on the ground floor and on level two intended for a private childcare facility, grocery store, and retail uses (Figure 2). Indoor amenity space is proposed within the podium levels, and outdoor amenity space is proposed on level two and atop of the podium. The building height is 80.9 m (265 ft.) and the floor space ratio (FSR) is 10.6. Parking spaces, loading spaces, and bicycle spaces are proposed in three levels of underground parking, accessed from the lane.

2. Form of Development

In assessing urban design performance, staff are guided by the *West End Community Plan*, *West End Rezoning Policy* and the *West End Tower Form, Siting and Setbacks Bulletin (Bulletin)*. The *Bulletin* establishes urban design criteria with guidance on tower typologies, siting, massing, solar access, tower width and separation, and building articulation.

The proposal aligns with the intent of the *Plan* objectives such as height, density, overall building massing, and complies with *Public View Guidelines*. The application proposes improvements to the pedestrian and public realm conditions and reinforcing compatibility with the surrounding urban context and maintaining an appropriate transition to adjacent developments. Figure 3 summarizes key urban design policy objectives.

Figure 2: Proposed Building Looking Northwest



Shadowing: The proposal results in additional shadowing of approximately 47 minutes on Robson Village during the fall equinox based on the solar analysis in accordance with the *Solar Access Guidelines for the Downtown Peninsula (Guidelines)*. Analysis by staff and the applicant indicate that eliminating this additional shadowing would require reducing the tower height by approximately five storeys. The building massing has been designed to help minimize overall shadow impact. Staff recommend support of the additional shadowing in consideration of the delivery of new rental housing and overall viability of the project, noting that proposed relaxation on shadowing remains within the intent of the *Guidelines*.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Urban Design Impacts	Staff Responses
Height	167 m (550 ft.) with compliance to the <i>Public Views Guidelines</i>	80.9 m (265 ft.)	Massing bulk Shadowing	The proposal aligns with the intent of the <i>Plan</i> objectives.
Density	No maximum	10.6 FSR	Massing bulk	
Shadowing	No new shadowing of the north sidewalk on Robson Village.	The proposal casts new shadows on the north sidewalk of Robson Street for 47	Decreased solar access is shown to negatively impact the quality and character of Robson's active	Section 3.3.2 of the <i>Solar Access Guidelines for the Downtown Peninsula</i> supports the applicant's

		minutes on the fall equinox.	commercial frontages and pedestrian experience.	approach to the massing being stepped back at the upper levels to minimize shadow impacts while remaining a livable and viable proposal.
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Urban Design Panel (UDP): The rezoning application and the proposed form of development received support from the UDP on September 17, 2025, with recommendations related to further consideration to reduce shadowing on Robson Village, refinement of podium expression, improvement of outdoor amenities including childcare play area, and enhancements to the public plaza. Refer to the UDP [meeting minutes](#) for details. Panel recommendations are reflected in the conditions of approval outlined in Appendix B.

Staff reviewed this proposal and have concluded that the proposal reflects the *Plan’s* built form, height and density and is appropriate for the context. While there will be impacts on solar access to the commercial high-street on Robson, reasonable measures to mitigate impacts have been proposed. Staff recommend support of the form of development subject to the Urban Design Conditions of Approval detailed in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Five on-site trees and one street tree are proposed for removal. Approximately 25 new on-site and street trees are proposed. See Appendix B for landscape and tree conditions.

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

3. Housing

This application, if approved, would add 542 units to the City’s inventory of rental and below-market rental housing, including 520 market rental units and 3.8% of the residential floor area (approximately 22 units) towards below-market rental housing units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E). As there is no policy requirement for below-market rental units in this location, the proposed 22 below-market rental units are provided as part of the negotiated CAC.

- **Rental Housing Mix:** The project proposes 35.1% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project continues to meet the minimum unit mix requirements at development permit stage.
- **Average Rents and Income Thresholds:** The proposed market rental and below-market rental housing units will provide housing options that are more affordable than average home ownership costs, as shown in Figures 2 and 3, Appendix E.

- **Below-Market Rental Housing Affordability:** The below-market rental units will be rented at the following rates:
 - At least one-third of the below-market rental units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and will be rented at rates no higher than the shelter component of Income Assistance;
 - At least one-third will be occupied by households with incomes below the BC Housing Income Limits (“HILs”) levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent, and rented at no higher than 30% of the household income; and
 - The remaining below-market rental units will be rented at least 20% below the CMHC City-wide Average Market Rent at the time of initial tenancy, and upon unit turnover.
- **Below-Market Rental Housing Operator:** The below-market rental units are to be operated by a non-profit organization. The applicant has partnered with the YWCA, who are currently intended to operate the below-market rental units on a 60-year lease.
- **Security of Tenure:** All 542 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 3.8% of the residential floor area for below-market units, which must be operated by a non-profit operator.
- **Tenants:** The rezoning site contains existing rental residential uses, including 110 units of secondary rental housing. 87 out of the 110 existing residential tenancies are eligible under the City’s *Tenant Relocation and Protection Policy (TRPP)*. Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City’s *TRPP* prior to Development Permit issuance. Staff have prepared a draft TRP that reflects the City’s *TRPP*, summarised in Appendix F of this report.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, two site signs, a webpage with a digital model, an online comment form, and a question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/1045-haro-st-and-830-850-thurlow-st.

In total, approximately 37 submissions were received. Comments supported the new rental housing, increased density, and location of the project. Concerns focused on building height, construction and traffic congestion, and housing affordability. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix G for full summary of public benefits.

- **Development Cost Levies (DCLs):** Based on rates in effect as of December 10, 2025, it is expected that the project will pay DCLs of \$14,708,000.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$908,079 based on the current (2016) rate.

Financial Implications

This project is expected to provide 542 rental units, with 22 below-market rental units, DCLs, and a public art contribution. See Appendix G for additional details.

Conclusion

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

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APPENDIX A
1045 HARO STREET AND 830-850 THURLOW STREET
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 (___).

Definitions

3. Words in this CD-1 by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and
 - (b) "Below-Market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

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) Live-Work Use;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Utility and Communication Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 3.8% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 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;
 - (e) restaurant; and
 - (f) retail – limited food service,

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 4,019.6 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 is 10.6.
- 6.3 The total floor area for non-residential uses must be a minimum of 2,750.0 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 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.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 3.8% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

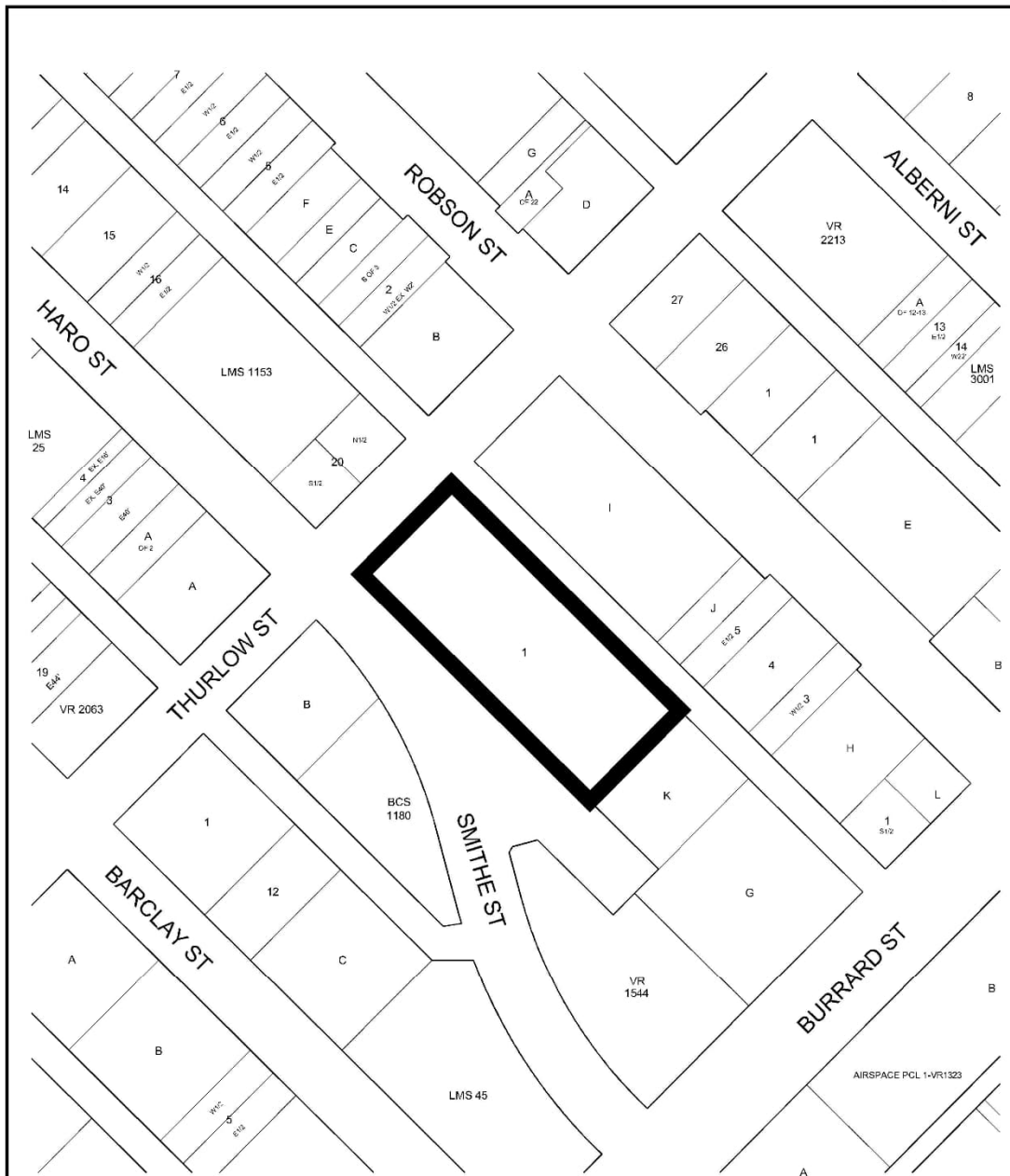
Building Height

- 7.1 Building height must not exceed 80.9 m.
- 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.
- 7.3 Despite sections 7.1 and 7.2, no part of the development shall protrude into an approved view corridor, as set out in the City of Vancouver's Public View Guidelines.

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



The properties outlined in black () are rezoned:
 From **DD** to **CD-1**

RZ - 1045 Haro Street & 830-850 Thurlow Street

map: 1 of 1

scale: NTS



City of Vancouver

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APPENDIX B
1045 HARO STREET AND 830-850 THURLOW STREET
CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership Architects Designers Planners, received on June 10, 2025.

THAT, prior to approval by Council 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 improve the architectural expression to demonstrate a high-quality design to the prominent urban culture of the West End area through the following:

- (a) Better integrate the texture and detailing of the material palette into the overall building expression and compositions; and

Note to Applicant: Enhancing the quality, texture and, detailing of the materials can emphasize the uniqueness of architectural design.

- (b) Explore additional greenery along the tower facades.

Note to Applicant: Consider greater placement of planting along the facades to improve the visual quality with the practical maintenance strategies.

1.2 Design development to enhance the podium expression as follows:

- (a) Simplify the materiality across all podium façades to achieve a cohesive architectural language;

Note to Applicant: Consider toning down the material colour palette at the base to create a more visually stronger base expression.

- (b) Introduce massing articulation to break up the podium along the lane-facing elevation; and

- (c) Ensure the weather protection along the length of the pedestrian realm provides adequate depth to reinforce the activity and interactions which is intended in this vibrant location.

Note to Applicant: Refer to the Urban Design Panel's commentary, the architecturally integrated, 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.

1.3 Design development to enhance the quality, functionality, and livability of the residential amenities:

- (a) Improve the functionality and layout of amenities to ensure they are suitable for all ages within the rental building;

Note to Applicant: Illustrating appropriate layouts including kitchen, accessible washroom, dining, gathering areas, flexible workspace, and structures required to support the children's play area. The proposed common amenities should sufficiently contribute to resident standard of living. A minimum ratio of 2.0 sq. m (20 sq. ft.) per dwelling unit for outdoor amenity space and 1.2 sq. m (15 sq. ft.) per dwelling unit for common indoor amenity space is strongly recommended.

- (b) Relocate the indoor amenity spaces to be more directly adjacent to and visually connected with the central courtyard;
- (c) Provide the universal accessibility for residents to the roof of basketball court from level 9;

Note to Applicant: This may be achieved by reducing the ceiling height of basketball court. The applicant to explore whether the space could be repurposed for alternative play areas with lower ceiling height.

- (d) Enhance landscaping in outdoor amenity and play areas to improve comfort, usability and overall quality;
- (e) Mitigate potential noise and vibration impacts from the level 8 amenity areas and basketball court on residential units below; and

Note to Applicant: A noise study is required to demonstrate adequate mitigation.

- (f) Confirm that the amount, location and provision of all indoor space co-located with the residential outdoor amenity spaces and ensure compliance with all stipulations of the '*High-Density Housing for Families with Children Guidelines*' for indoor space.

1.4 Design development to enhance the overall quality of the public realm, as follows:

- (a) Reinforce the plaza as the central pedestrian and social focus of the project, with enhanced landscape design and public seating;
- (b) Reassess the scale and configuration of corner retail units to provide smaller-scale, active retail frontages; ensure appropriate loading and garbage collection

strategies are integrated;

- (c) Employ finer grained urban fabric and narrow modulated frontages at the podium level that is pedestrian-scaled;
- (d) Maintain the transparency of podium façade at ground level;
- (e) Consider providing appropriate public amenities along the commercial frontage to foster street activities and increase pedestrian interest and comfort;

Note to Applicant: On-site pedestrian amenities that are considered a positive addition to the street public realm, include benches, planters, lightings, displays, custom pavement, and/or public art, Additional mechanisms can include street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters, etc.

- (f) Improve the main entrances lobby design to enhance visibility, accessibility, and prominence along the street frontage; and
- (g) Enhance the lane interface.

Note to Applicant: ensure that the building detailing and materiality present as highly resolved along the lane interface, and in areas where pedestrians are in close proximity to the building face. Intent is to maintain a high-quality in all aspects, including but not limited to visually cohesive architectural expression and durability, as proposed, through future stages of design development.

Landscape

1.5 Design development to deliver a high-quality public realm, including:

- (a) Haro Street frontage and plaza: Trees and planting, public seating, and special paving in coordination with Engineering. Consider providing a smaller retail unit at the widest part of the plaza for an improved active edge (potential for retail patios); and

Note to Applicant: Refer to Engineering Condition 2.4. Engineering conditions may conflict with retention of City Tree 1, 2 and 3 and locations of existing utilities may limit tree planting opportunities. Final design to be coordinated with engineering but should include tree and shrub planting.

- (b) Rosemary Brown Lane: Enhancements to provide a more attractive pedestrian environment such as murals or façade treatments on otherwise blank walls.

Note to Applicant: Refer to *Downtown Public Space Strategy* “2.6.8 Lively Laneways”.

1.6 Design development of the level 2 YWCA amenity and outdoor daycare to show a draft layout with the DP application.

Note to Applicant: Provide trees and planting to the extent feasible, especially at the daycare, to support urban tree canopy and access to nature.

- 1.7 Design development of the level 9 roof top to deliver a high-quality outdoor amenity that supports a wider range of activities and spaces of varying sizes, including:
- (a) Provision of at least one larger, universally accessible outdoor amenity space that can accommodate bigger gatherings for residents;
- Note to Applicant: May require reducing the height of the indoor basketball court space (refer to Urban Design Condition 1.3) or relocating dog play area.
- (b) Provision of seating at the play area. Consider ways to incorporate more opportunities for play including edible planting;
 - (c) Consider providing urban agriculture area complete with hose bib, tool storage and potting table; and
 - (d) Locate amenity spaces to have improved solar access.
- 1.8 Provide a universally accessible private and public realm interface, minimizing trip hazards, steps, and grade changes. Encourage flush-grade transitions across open spaces, courtyards, and pathways.

Housing

- 1.9 The proposed unit mix, including 113 studio units (20.8 %), 239 one-bedroom units (44.1 %), 137 two-bedroom units (25.3 %) and 53 three-bedroom units (9.8 %) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of all units, designed to be suitable for families with children.

Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the *Tenant Relocation and Protection Policy* and *TRPP Bulletin*. See Rezoning Condition 2.7.

- 1.10 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2);

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (Section 4.3.2).

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.

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

- 1.11 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Sustainability

- 1.12 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 for *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.13 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>

- 1.14 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>

- 1.15 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.
- 1.16 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.17 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

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

- 1.18 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.

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

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

(b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

- (ii) Poles and guy wires;

Note to Applicant: Poles and guy wires 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) Proposed bike racks on Haro Street within front boulevard along Thurlow Street;
- (ii) Proposed drop off and pick up on City property; and
- (iii) Portions of building proposed at-grade within the required SRW area along Haro Street;

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

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 Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

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

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

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

- (a) Two-way vehicle flow, including:
 - (i) Convex mirrors or view portals on main ramp and throughout parkade.

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

- (a) Minimum 3.8 m (12.5 ft) of vertical clearance within and to/from each Class B space;
- (b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces; and
- (c) Removal or relocation of columns/encroachments/conflicts from maneuvering aisles.

- 1.23 Provision of the following general revisions to architectural plans, including:

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

1.24 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.25 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site shall 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.

1.26 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>

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

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

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

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

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

- 1.28 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services for release of an Easement and Indemnity Agreement 251243M (commercial crossings) (extended by F76094) 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.

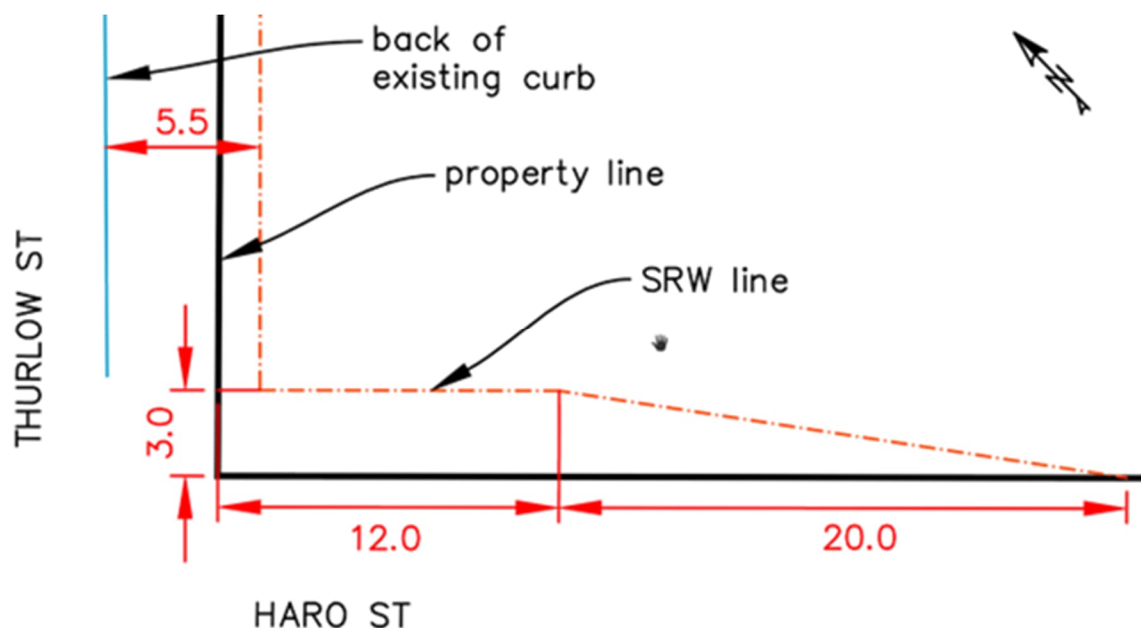
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Haro Street, to achieve a 3.0 m offset distance from the property line to the building face for 12.0 m east of the property line along Thurlow Street then tapering to meet the property line along Haro Street at a point 20 m to the east. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents

at grade and is to accommodate the underground parking structure within the SRW agreement.

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Thurlow Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

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



- 2.4 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 Aplin & Martin Consultants Ltd. dated May 29, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Thurlow Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 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 and to maintain acceptable sewer flow conditions, implementation of development(s) at 1045 Haro Street require:

Off-site Servicing Upgrades:

West Georgia Street and Burrard Street, and West Georgia Street and Hornby Street Sewer Works:

- (i) The combined sewer between MH 404697 and MH 404695 at Burrard Street and West Georgia Street intersection to be decommissioned;
- (ii) Storm sewer FID 512005 along West Georgia Street south of Burrard Street to be connected across the intersection of West Georgia Street and Burrard Street to the storm system on Burrard Street; and
- (iii) Storm sewer FID 512011 along Hornby Street to be connected to MH 419763 on West Georgia Street and sanitary sewers FID 490975, 490969 and MH 419762 to be decommissioned if possible. Combined service connection from 800 Hornby Street to maintain connection to sanitary sewer FID 511796 on lane south of Hornby Street.

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

Note to Applicant: The sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition). The City of Vancouver will deliver the Off-site Sewer Servicing Upgrade and request a cash contribution from the developer. The Applicant is to regularly inform the Sewers and Drainage Planning (SDP) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the SDP Branch in scheduling the sewer delivery.

Development to be serviced to the existing 450 mm STM and 300 SAN sewers in Rosemary Brown Lane.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements, and appropriate transitions, along Thurlow Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk; and
 - (iii) Corner curb ramp.

- (d) Provision of street improvements with appropriate transitions, along Haro Street and Smithe Street adjacent to the site, including:
 - (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the curb and gutter;

Note to Applicant: Road reconstruction on Haro Street and Smithe Street to meet CoV higher-zoned, arterial standards.

- (v) Minimum 3.5 m wide raised asphalt protected bike lane;
- (vi) Type E curb between the sidewalk and bike lane;
- (vii) Removal of the existing curb and gutter and asphalt roadway within the portion of the street that will be closed to motor vehicles; and
- (viii) Delete existing CoV planters from plan.

Note to Applicant: The new curb and gutter along Haro Street and Smithe Street will generally be located where the south edge of the medians between the bike lane and roadway are now. Engineering will provide a geometric design for all of these street improvements and the design of the vehicular closure shall be coordinated with Engineering.

- (e) Provision of a street to plaza conversion for the 1000 block of Haro Street including provision of the following features to CoV standard:

- (i) Pedestrian rated concrete pavement reconstruction;
- (ii) Public seating;

Note to Applicant: Cast-in-place (CIP) concrete seat wall and/or bench model to be 'Plainwell', 72" long, wood slats, black metal, supplied by Landscape Forms / 'Scarborough', 72", backed, black metal, supplied by Landscape Forms. Alternatively, the applicant may propose a bench model to the City of Vancouver Street Furniture Coordinator to confirm it meets accessibility and the City's street furniture contractor maintenance requirements (street.furniture@vancouver.ca).

- (iii) Bicycle U racks with tamper proof anchoring;

Note to Applicant: At least 0.8 m tall and 0.46 m wide, constructed from 4-5 cm diameter steel (stainless, galvanized, or powder-coated) and secured with CoV standard anchoring (four ½" x 3-3/4" galvanized wedge anchors and two ½" breakaway security nuts).

- (iv) In-ground street horticulture, meeting the specifications in the City of Vancouver Engineering Design Manual Section 9.4;
- (v) Delete moveable furniture from plan, adjacent tenant or property owner to apply through the Patio Program (vancouver.ca/patio) or Plaza Stewardship Program (vancouver.ca/plazastewardship); and
- (vi) Delete non-CoV standard unique features.

Note to Applicant: If there is a desire to retain unique features, arrangements under the provisions of the Encroachment By-law and an application to the City Surveyor is required for an encroachment agreement to secure ongoing maintenance of all proposed elements - to include furniture, pavement treatments and any other distinctive or standard features within it. The encroachment area must be clearly and visibly defined to support proper allocation of maintenance responsibilities by the owner. This area should extend directly from the site boundary and may partially or fully encompass the overall plaza installation.

- (f) Provision of street improvements with appropriate transitions along Rosemary Brown Lane adjacent to the site, including:

- (i) Full depth pavement reconstruction; and

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

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance Thurlow Street.

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 speed humps on Rosemary Brown Lane between Thurlow Street and Burrard Street;
- (h) Provision of upgraded street lighting (roadway, sidewalk, and bikeway) to current City standards and IESNA recommendations;
- (i) Provision of new street lighting installation for public plaza on City property, if approved, 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.
- (k) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed;

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

- (l) Provision of new electrical service cabinet/kiosk on Thurlow Street adjacent to the site, if existing service panel 1008WE, located in 1000 Rosemary Brown Lane, relocation triggered by development;

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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.

- (m) Provision of street trees where space permits; and

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' long and 18" 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.

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

- 2.5 Provision of \$1,000,000 cash contribution to deliver West Georgia Street and Burrard Street, and West Georgia Street and Hornby Street sewer works. Payment to be made prior to the issuance of the Final Occupancy of the development and will be secured by an occupancy permit hold to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 542 residential units as secured market rental housing units, including at least 3.8% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units ("below-market rental units") subject to the conditions set out below for such units excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following:
 - (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of such units will be rented for less than 90 consecutive days at a time;
 - (d) The below-market rental units will all be leased to a non-profit operator (the "non-profit operator") who will sublease the individual below-market rental units to individual tenants;

- (e) The initial starting monthly rents for the below-market rental units will be comprised of the following:
- (i) At least one-third of the below-market rental units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and will be rented at rates no higher than the shelter component of Income Assistance;
 - (ii) At least one-third of the below-market rental units will be rented to households with incomes below the housing income limits set out in the then current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication, and rented at rates of no more than 30% of the gross household income; and
 - (iii) The remaining below-market rental units will be rented at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (1) Following initial occupancy, on a change in sublease tenancy for a below-market rental unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy; and
 - (2) That the applicant will or will cause the non-profit operator to verify eligibility of new tenants in condition 2.6(e)(iii) based on the following:
 - (a) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent);
- (f) That the applicant will or will cause the non-profit operator to verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
- (i) For tenants described in condition 2.6(e)(iii), annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent);
- (g) There should be at least one occupant per bedroom in the unit;

- (h) On an annual basis, or at the request of the City, the applicant will or will cause the non-profit operator to report to the City of Vancouver on the operation of the below-market rental units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units; and
- (i) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

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

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application;
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant;
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan; and

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names

of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

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

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash-in-lieu of art.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Environmental Services

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

Agreements

Note to Applicant: 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 Covenants 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

**APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“1045 Haro Street and 830-850 Thurlow Street [CD-1 #] [By-law #] DD”

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

Amend Schedule A (Activity Zone) by adding the following:

“[CD-1 #] [By-law #] 1045 Haro Street and 830-850 Thurlow Street”

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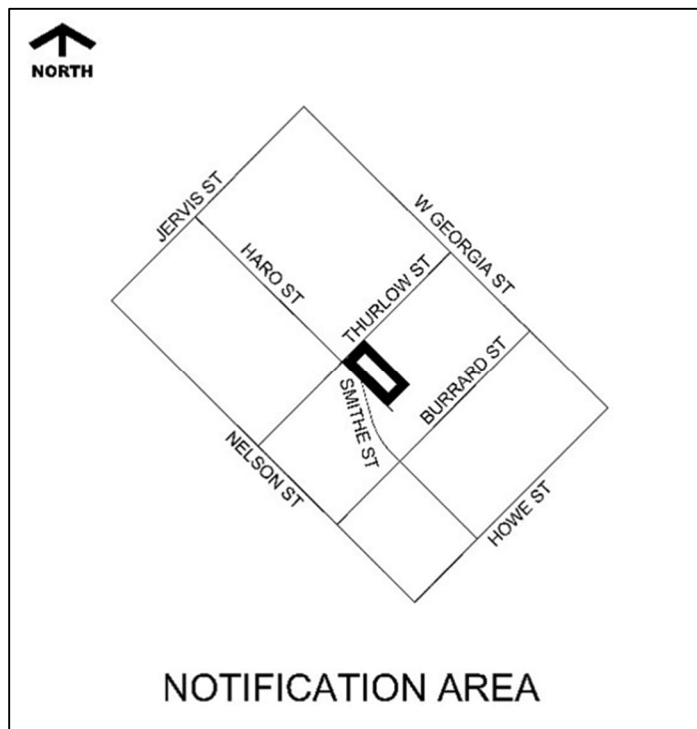
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,349 page views were recorded. A total of 36 comments were received with 10 comments in support for new rental housing at this location, and 18 expressing concerns about height, construction impacts, and affordability of the housing units.

Event	Date(s)	Details
Webpage published	July 31, 2025	1045 Haro St and 830-850 Thurlow St rezoning application Shape Your City Vancouver
Postcard mailed	September 2, 2025	7,503 notices mailed (approximate)
Site sign installed	August 6, 2025	n/a
Online comment form	July 2025 - April 2026	36 submissions <ul style="list-style-type: none"> • 10 responses support • 18 responses opposed • 8 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 3, 2025 to September 16, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	July 2025 - April 2026	1 submission
Total webpage views	March 2025 - October 2025	1,349 page views
Total Submissions (Comments submitted + questions asked + other input methods)		37 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Respondents supported the addition of new homes, noting that increased density and residential units could help address the ongoing housing shortage.
- **Location:** Support was expressed for the proposed height and overall form, given the site's proximity to the Burrard Corridor, where taller buildings are generally expected rather than adding height to the interior neighbourhoods.

Areas of concern:

- **Building height and density:** Respondents felt the height of the buildings are excessive and located too closely to adjacent buildings, leading to concerns about shadowing, blocked views, reduced daylight, and an overbearing presence on nearby streets.
- **Construction and congestion:** Significant concerns were raised about prolonged construction impacts, including noise, dust, air quality, safety, and worsening traffic congestion in an already dense and heavily constrained area.
- **Affordability:** Respondents raised concerns that the small proportion of below market rental units, focus on high end housing and retail, and potential loss of existing tenancies

do not adequately address local affordability needs or justify the scale of the development.

Response to Public Comments

- Building height and density: The proposal satisfies the intent of the *West End Tower Form, Siting and Setbacks Bulletin* and the *West End Community Plan* objectives such as increasing height and density with residential uses to be compatible with the *Public View Guidelines*. To minimize shadowing, the applicant has proposed that the massing be stepped back at the upper levels to minimize shadowing. The extra shadowing can be supported based on flexibility per the *Solar Access Guidelines for the Downtown Peninsula*.
- Construction and congestion: Rezoning conditions require improvements to address safety for all road users. This includes new statutory rights-of-way for public pedestrian use along Haro and Thurlow Streets, new sidewalks, boulevards, lighting, curb ramp improvements, and repaving and speed hump installation within Rosemary Brown Lane. At the time of building permit issuance, the project will be required to obtain street use permissions and submit a mitigation plan to minimize street use during excavation and construction. In addition, the site is located in close proximity to the frequent transit bus network, and the Burrard Skytrain Station.
- Affordability: This application, if approved, would add 520 market rental units and 22 below-market rental units to the City's inventory of rental housing. Market rental and below-market rental housing units will provide options that are significantly more affordable than the average cost of home ownership.

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APPENDIX E HOUSING DATA

Figure 1: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

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

Figure 2: Below-Market Rental Units and Household Income Served

		Below-Market Rental Units					
		Shelter Rate Units		HILs Units		20% below CMHC Units	
Unit	Proposed Average Unit Size (sq. ft)	Shelter Component of Income Assistance ¹	Average Housing Income Served	Estimated Maximum Starting Rents (at 30% of HILs) ²	BC Housing - Household Income Limits	2026 Starting Rents ³	Average Household Income Served ⁴
Studio	434	\$500	-	\$1,450	\$58,000	\$1,364	\$54,560
1-bed	540	\$500-\$695	-			\$1,488	\$59,520
2-bed	788	\$695-\$840	-	\$1,800	\$72,000	\$2,118	\$84,704
3-bed	921	\$840-\$940	-	\$2,150	\$86,000	\$2,891	\$115,648

1. Rents shown are the based on the BC shelter component of income assistance based on occupancy, last updated January 2025
2. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.
3. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Figure 3: Market Rents in Newer Downtown Buildings, Costs of Ownership and Household Income Served

		Newer Rental Buildings Downtown		Monthly Costs of Ownership for Median-Priced Apartment –Downtown (with 20% down payment)		
Unit	Proposed Average Unit Size (sq. ft)	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%

Studio	434	\$2,591	\$103,640	\$2,846	\$113,840	\$97,000
1-bed	540	\$2,732	\$109,280	\$3,701	\$148,040	\$131,100
2-bed	788	\$3,864	\$154,560	\$6,124	\$244,960	\$219,800
3-bed	921	\$5,157	\$206,280	\$10,420	\$416,800	\$390,000

1. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Downtown of Vancouver
2. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Downtown in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate)
3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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APPENDIX F
1045 HARO STREET AND 830-850 THURLOW STREET
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:</p> <p>4 months' rent for tenancies up to 5 years; 5 months' rent for tenancies over 5 years and up to 10 years; 6 months' rent for tenancies over 10 years and up to 20 years; 12 months' rent for tenancies over 20 years and up to 30 years; 18 months' rent for tenancies over 30 years and up to 40 years; and 24 months' rent for tenancies over 40 years.</p>
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation.</p> <p>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.</p>
First Right of Refusal	<p>The applicant will be required to commit to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.</p>

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**APPENDIX G
PUBLIC BENEFITS**

City-wide DCL ¹	\$9,155,990
Utilities DCL ¹	\$5,552,010
Public Art ²	\$908,079
TOTAL	\$15,616,079

Other Benefits (non-quantifiable components):

- 542 rental units, with 22 units at below-market rates, 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 39,857.8 sq. m (429,026 sq. ft.) of residential floor area and 2,750.0 sq. m (29,601 sq. ft.) of commercial floor area.

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

² Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

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**APPENDIX H
REZONING APPLICATION SUMMARY**

Address	Property Identifiers (PIDs)	Legal Description
1045 Haro Street and 830-850 Thurlow Street	030-552-265	Lot 1 Block 5 District Lot 185 Group 1 New Westminster District Plan EPP85244

Applicant Information

Applicant	1045 Haro Street Limited Partnership
Owner	Harlow Holdings Ltd.
Architect	Musson Cattell Mackey Partnership Architects Designers Planners

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	4,019.6 sq. m (43,267 sq. ft.)	4,019.6 sq. m (43,267 sq. ft.)
Land Use	Mixed-Use Residential	Mixed-Use Residential
Maximum Density	6.0 FSR	10.6 FSR
Floor Area	24,117.6 sq. m (259,600 sq. ft.)	42,607.8 sq. m (458,627 sq. ft.)
Maximum Height	137.2 m (450 ft.)	80.9 m (265 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 296 Bicycle Parking 1,055 Loading Spaces 18 Confirmed at development permit stage
Natural Assets	5 existing on-site by-law trees and 7 City trees	6 City trees to be retained 5 on-site and 1 City trees to be removed 25 new on-site and City trees Confirmed at development permit stage

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