



## COUNCIL REPORT

Report Date: June 23, 2026  
Contact: Andrew Misiak  
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VanRIMS No.: 08-2000-20  
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: 365-395 West Broadway

### Recommendations

A. THAT the application by Perkins+Will Canada Architects Co., on behalf of Bonnis Development Yukon St. Inc., the registered owners of the lands located at 365-395 West Broadway:

- *[PID: 011-073-250; Lot 13, Except the East 33 Feet and Part in Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832];*
- *[PID: 011-073-314; Lot 14, Except Part In Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832];*
- *[PID: 004-818-105; Lot 15, Except Part Now Road See DF 39741, Block 22 District Lot 302 Plan 5832]; and*
- *[PID: 004-818-130; Lot 16, Except Part in Explanatory Plan 3695, Block 22 District Lot 302 Plan 5832];*

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 22.0 and increase the maximum building height from 9.2 m (30 ft.) to 104 m (341 ft.) to permit the development of a 32-storey mixed-use building containing 196 rental units with 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 Perkins+Will, received May 21, 2025 and revised January 22, 2026;

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 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 365-395 West Broadway from C3-A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 32-storey mixed-use building with 196 rental units 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 development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends approval in

principle subject to conditions contained in Appendix B.

## Context and Background

### 1. Site and Context

The subject site is comprised of four parcels, located on the northeast corner of Broadway and Yukon Street (see Figure 1). A one and two-storey commercial building are currently located on the site. The surrounding neighbourhood consists of a mixture of industrial properties to the north of Broadway and residential to the south of Broadway. The properties along Broadway are predominantly occupied by one and two-storey commercial buildings with some midrise mixed-use residential buildings. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the SkyTrain extension. Broadway-City Hall Station is located 180 m to the west in the north block of the Civic District (City Hall Campus).

Figure 1: Site and Surrounding Zoning



### 2. Policy Context

- Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Mixed-Use High-Rise 2. This designation permits commercial or mixed-use apartments with a range of residential tenures in combination with non-residential uses in high-rise buildings above 26 storeys.
- Broadway Plan:** This site is located in Broadway Shoulder Area East – Area A (MBSA) policy area 10.4.6. Maximum height is 30 storeys or up to the underside of Queen Elizabeth Park View sections 3.2.3-3.2.4 if more restrictive. Achievable density will

depend on view cone height restrictions and urban design performance. The Broadway Plan permits secured rental housing in this location without any below-market rental housing requirement. Continuous active ground floor retail/service uses are required along Broadway.

- **Transit-Oriented Areas (TOA) Designation By-law and *Transit-Oriented Areas (TOA) Rezoning Policy*:** This site is within Tier 1 of the TOA. As the *Plan* allows more density, the application is being assessed under the *Broadway Plan* policies.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

## Discussion

### 1. Proposal

The proposal is for a 32-storey mixed-use building with 196 rental units (Figure 2). Indoor and outdoor amenity space is proposed for the roof top. A corner privately-owned public space (POPS) and ground floor commercial uses are proposed. A building height of 104 m (341 ft.) and a floor space ratio (FSR) of 22.0 is proposed. Two levels of underground parking are to be accessed from the lane.

**Figure 2: Proposed Building Looking Northwest**



## 2. Form of Development

In assessing urban design performance, staff considered the built form expectations of the *Broadway Plan* (Broadway Shoulder Area East – Area A (MBSA)) and determined that the proposed tower-form is generally consistent with the *Plan* with respect to tower height and density. The *Plan* prioritizes access to light and openness to the sky, contextual fit, and a well-defined, pedestrian-oriented public realm.

**Height** – The *Plan* limits the tower height in this area to 30 storeys, or underside of Queen Elizabeth Park Views, whichever is more restrictive. However, given the 15.2 m (50 ft.) lot depth and impacts on project viability, staff support a 32-storey height, subject to refining the massing to reduce perceived bulk outlined in Urban Design Condition in Appendix B. The proposal does not protrude into protected views and complies with the *Public Views Guidelines*.

**Tower Frontage Ratio** – The *Plan* limits the tower component to not exceed 60% of site frontage to improve solar access, maintain sky openness between buildings, and reduce perceived bulk. Given the shallow lot depth of 15.2 m (50 ft.) and similar constraints across three blocks along Broadway, staff support relaxing this limit to 75%, subject to the Urban Design Conditions outlined in Appendix B.

Through the review process, staff determined that the proposed frontage exceeds typical tower proportions envisioned for Broadway. While further reductions in massing were explored by the applicant, these may compromise overall project viability. Staff therefore recommend design refinement to improve architectural expression and mitigate perceived massing (See Figure 3).

**Tower separation** – As per the *Plan*, the proposal is required to provide a minimum 18.2 m (60 ft.) tower separation from potential future non-residential development across the lane, ideally distributed evenly from the lane centreline. Given the subject site's shallow 15.2 m (50 ft.) lot depth, staff determined that the site across the lane could accommodate a greater portion of the required separation. A condition ensures this requirement is maintained through all stages of design development.

**Figure 3: Urban Design Analysis Summary**

Issue	Policy	Proposal	Evaluation	Response
<b>Height</b>	30 storeys (and comply with the protected views)	32 storeys (under the protected views)	Increase massing bulk, shadowing on public realm, open spaces,	Staff support the proposed height, given its compliance with Public Views Guidelines and the lot condition, subject of Urban Design conditions outlined in Appendix B
<b>Density</b>	Based on Urban Design performance	FSR 22.0		Complies with <i>Broadway Plan</i>
<b>Tower Frontage Ratio</b>	60%	75%	Massing bulk, shadowing on public realm and open spaces	Staff support the proposed tower ratio given the lot condition and to support the viability of the project subject to Urban Design Condition 1.1

Issue	Policy	Proposal	Evaluation	Response
<b>Height</b>	30 storeys (and comply with the protected views)	32 storeys (under the protected views)	Increase massing bulk, shadowing on public realm, open spaces,	Staff support the proposed height, given its compliance with Public Views Guidelines and the lot condition, subject of Urban Design conditions outlined in Appendix B
<b>Density</b>	Based on Urban Design performance	FSR 22.0		Complies with <i>Broadway Plan</i>
<b>Tower Separation</b>	60 ft from hotel/office. (recommended 30 ft. from the centre of the lane)	55 ft. (15 ft. from the lane centre)	Impact on neighbour's future development viability	Staff support the proposed lane setback given the lot depth subject to Urban Design Condition 1.5
<b>Unit Livability</b>	<i>High-Density Housing for Families with Children Guidelines</i>	Studios and one-bedroom units without private balconies	Livability	Condition 1.4 has been included to require balconies for all dwelling units specifically for family units. Staff support Juliette balconies for studios and one-bedroom units.

- Urban Design Panel (UDP):** The UDP reviewed this application on January 28, 2026, and supported the proposal with recommendations such as improving access from the loading stalls on the lane to the residential elevators as well access from the lane to the bicycle parking. The UDP also generally commented on improving the quality of the public realm and landscape design of the corner plaza. Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions summarized above in Appendix B to respond to the panel's recommendations.
- Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. No existing onsite, or City owned trees were identified. Approximately 23 new on-site trees and ten City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

**Summary –** Staff reviewed the site-specific conditions and concluded that the proposed form of development generally reflects the *Plan's* height and density expectations and responds to the site context. Staff support the form of development subject to the urban design conditions in Appendix B.

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 196 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 32% two-bedroom units and does not include three-bedroom units. While this does not meet the *Family Room: Housing Mix Policy for Rezoning Projects* and the *Plan* requirements which includes a minimum of 35% family units, of which 25% are two-bedroom units and 10% are three-bedroom units, staff can support some flexibility in the family unit requirements. Given the unique site constraints that impact the design of the building and unit layout configurations, a condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets at a minimum 24% two-bedroom units and a minimum of 8% three-bedroom units.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix E.
- **Security of Tenure:** All 196 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site does not currently have any 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 meet the City's *TRPP* for the *Plan* area.

### 4. Transportation and Parking

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

### 5. Public Input

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

<https://www.shapeyourcity.ca/365-395-w-broadway> .

In total, approximately 39 submissions were received. Supporters emphasized the urgent need for additional rental housing and viewed the site's proximity to transit, jobs, and services as appropriate for higher-density, car-light development along Broadway. In contrast, opponents raised concerns about the building's height and scale, citing impacts on neighbourhood character, views, and sunlight. Additional concerns focused on the lack of on-site parking, potential impacts on livability and local infrastructure, and the absence of below-market rental units. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

### 6. 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 \$5,876,142, based on December 2025 rates.

**Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the costs of securing all residential units as market rental housing units, no CAC is anticipated.

**Public Art:** The project is expected to contribute a public art contribution of \$359,989, based on the published (2016) rate, or provide 60% cash in lieu.

**Financial Implications**

This project is expected to provide 196 rental units, DCLs, as well as a public art contribution. See Appendix F for additional details.

**Conclusion**

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

\* \* \* \* \*

**APPENDIX A**  
**365-395 West Broadway**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

**Designation of CD-1 District**

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

**Uses**

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

## Conditions of Use

- 4.1 The design and layout of at least 32% of the total number of dwelling units must:
- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms, of which:
    - (i) at least 24% of the total dwelling units must be 2-bedroom units, and
    - (ii) at least 8% of the total dwelling units must be 3-bedroom units.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

## Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 766.55 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 22.0.
- 5.3 The total floor area for commercial uses must be a minimum of 415 m<sup>2</sup>.
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (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 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

### **Building Height**

- 6.1 Building height must not exceed 104 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

### **Access to Natural Light**

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.



## APPENDIX B CONDITIONS OF APPROVAL

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

### PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

*Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Perkins+Will received on June 23, 2025.*

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

#### Urban Design

- 1.1 Design development to improve building expression, reduce the perceived bulk and slab-like character of the tower, and enhance the architectural contribution appropriate to this prominent site and surrounding context.

Note to Applicant: This may be achieved through, but not limited to, the following:

- (a) incorporation of a clearly defined mid-tower articulation and/or step-back to visually break down the tower height and soften its vertical presence;
- (b) introduction of horizontal articulation elements, such as recesses, shadow reveals, or material transitions;
- (c) refinement of materiality to reduce perceived bulk, including consideration of the appearance, extent and distribution of specific finishes to enhance depth and articulation;
- (d) further sculpting of the tower mass through strategic step-backs, notches, or recesses at the upper tower levels to reduce perceived mass when viewed from adjacent streets, open spaces, and neighbouring residential buildings; and
- (e) enhanced architectural treatment of the north tower façades facing to the lane to ensure a consistent level of design quality and articulation on all elevations.

- 1.2 Design development to improve the overall livability and functionality of residential units.

Note to Applicant: Consistent with Urban Design Panel comments, this may be achieved through, but not limited to, the following:

- (a) improvements to the livability of residential units located directly above the retail podium, including enhanced acoustic mitigation measures (e.g., triple glazing) and/or consideration of non-residential uses as a buffer where feasible;

- (b) introduction of additional openings or glazing on the north elevation to improve daylight access to residential corridors;
  - (c) provision of direct residential elevator access to the rooftop amenity to improve functionality and convenience for residents; and
  - (d) provision of functional connections between loading areas along the lane and residential elevator cores, while maintaining safety, security, and operational efficiency.
- 1.3 Design development to improve the quality of the public realm and the corner POPS (Privately Owned Public Space) through the following strategies:
- (a) provision of a cohesive landscape design that prioritizes high-quality materials, durable finishes, and a coordinated palette of paving, planting, site furnishings, and lighting;
  - (b) ensuring the POPS, pathways, seating areas and building entrance are fully accessible and inclusive, with grades, surfaces, seating, and clearances designed to meet or exceed applicable accessibility standards;
  - (c) coordination of landscape and architectural elements to ensure the POPS is well integrated with the building frontage, retail uses, and adjacent sidewalks, and contributes positively to the public realm at this prominent corner location; and
  - (d) minimization of servicing, utilities, vents, and building encroachments within the POPS to preserve its openness, functionality, and public character.
- 1.4 Design development to provide private outdoor space, such as roof decks or balconies, for all dwelling units, in accordance with *Broadway Plan* policies 11.1.22 and 11.1.23.
- Note to Applicant: Alternatives to this condition, consistent with policy 11.1.23 may only be considered for studio and one-bedroom units. Any alternative must provide a minimum total floor area equal to the commensurate area of private outdoor space required for each of the impacted units (5.0 sq. m (52 sq. ft.) per unit as outlined in the *High-Density Housing for Families with Children Guidelines*). Alternatives may include private Juliette balconies, communal balconies, common outdoor rooftop amenity areas, or a combination of these.
- 1.5 Confirmation that the minimum required tower separation distances from the future potential development (specifically across the lane) are maintained equal or larger than what is approved in rezoning throughout all stages of design development and subsequent permit applications.
- Note to Applicant: The intention of this condition is avoid unduly impacting the future development potential of the adjacent sites, protect residential livability, improve the access to daylight, views, and privacy, and to maintain adequate openness within the surrounding urban context.
- 1.6 Confirmation that the proposed development substantially maintains the quality of materials, detailing, and architectural expression presented at the rezoning stage. This

includes, but is not limited to, the overall design intent, material palette, façade articulation, balcony and podium expression, and architectural detailing. Any refinements made at the Development Permit stage shall not result in a reduction of design quality and shall remain consistent with the approved rezoning drawings and urban design rationale.

## Landscape

- 1.7 Design development to the rooftop amenity area to locate children's play area closer to indoor amenity area.

Note to Applicant: Children's play area should be in close proximity to the indoor amenity area in order to provide opportunities for parents to watch children from inside.

- 1.8 Design development to create a more cohesive, intentional public realm interface.

Note to Applicant: Further exploration and refinement of the corner plaza/CRU patio area should be undertaken to strengthen programming, and reinforce the ultimate intent of this area. Consider accessible access for all users from Yukon Street, in addition to the access from Broadway.

## Housing

- 1.9 The proposed unit mix, including 62 studio units (31.6%), 72 one-bedroom units (36.7%), and 62 two-bedroom units (31.6%) is to be revised in the Development Permit drawings to achieve at least 8% three-bedroom units and 24% two-bedroom units.

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 32% of the rental units designed to be suitable for families with children, of which at least 24% must be two-bedroom units and at least 8% must be three-bedroom units.

- 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 (S. 3.3.2, 3.4.3);
- (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2), with preference for in suite storage;

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

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

## Engineering

- 1.11 Provision of a Construction Management Plan directly to TransLink ([MRN@translink.ca](mailto:MRN@translink.ca)) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.12 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office ([RapidTransitOffice@vancouver.ca](mailto:RapidTransitOffice@vancouver.ca)) for more information on impacts to access and street use for your project.

- 1.13 Design site to avoid conflicts with any underground infrastructure as the proposed development is in proximity to the Province of BC's Broadway Subway Project.

Note to Applicant: The City's Shoring Guidelines for Developments Near Existing and Future Rapid Transit Infrastructure apply. Shoring plans must be approved by the Province. The Province will lead a review process similar to [TransLink's Associated and Integrated Development](#) process (if development time overlaps with the Broadway Subway Project) and formal acceptance of the tunnel impact analysis by the Province is a mandatory prerequisite for the City's approval of the Development Permit. Contact the City's Rapid Transit Office at [rapidtransitoffice@vancouver.ca](mailto:rapidtransitoffice@vancouver.ca) for more information.

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

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

- 1.15 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](mailto: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>

- 1.16 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto: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>

- 1.17 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.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 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.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.20 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](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

(b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

- (i) Delete proposed portions of building shown encroaching into the west 4 ft. building line along Yukon Street.

Note to Applicant: No development can be carried out upon, over, or under an established building line.

- (ii) All portions of building structure, columns, and features such as stairs and planter walls proposed below, at, or above grade within the dedication area along Yukon Street.
- (iii) All portions of building structure, columns, and features such as stairs and planter walls proposed at-grade within the SRW area along Yukon Street and at the corner of Yukon Street and West Broadway.

Note to Applicant: The SRW area is intended to allow for a widened, publicly accessible sidewalk and must be free of all obstructions to pedestrian movement. Building structure is permitted below grade within the SRW. Any required POPS must be outside of the sidewalk SRW area.

- (d) Clearly show the property lines, after any road or lane dedications, on all the relevant drawings.
- (e) 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.

- (f) Streetscape designed in compliance with *Mount Pleasant 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.

- 1.21 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the *Vancouver Parking By-Law* and the [Design Supplement](#).
- 1.22 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class (B) loading space between the commercial and residential uses and labelling of the space as 'Residential and Commercial Loading'.
- 1.23 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;
  - (b) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;
  - (c) Minimum 3.8 m (12.5 ft) of vertical clearance within and to/from each Class B space;
  - (d) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;

- (e) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading / unloading.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.25 Provision of a Final Hydrogeological Study, as required by the *Zoning and Development By-law* (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

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

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.0 of the preliminary hydrogeological study (dated May 21, 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: 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](mailto:groundwater@vancouver.ca).

1.26 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.

1.27 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](mailto:umb@vancouver.ca).

1.28 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>

1.29 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.

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

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Urban Design**

- 2.1 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over the Yukon and Broadway Privately Owned Public Space (POPS) intended for public life use.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process, refer to ENG condition 1.2 (c)

### **Engineering**

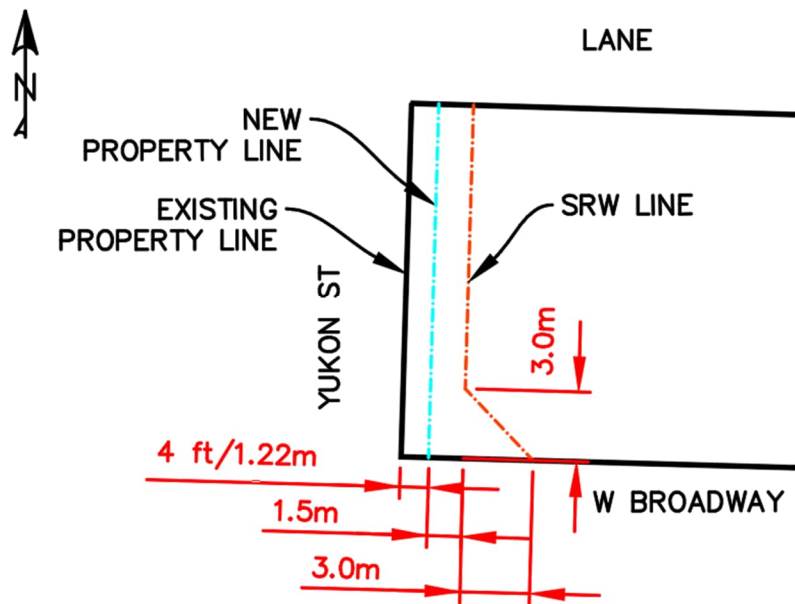
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lot 13, Except the East 33 feet and Part in Explanatory Plan 3695, Now Road; Lot 14, Except Part in Explanatory Plan 3695, Now Road; Lot 15, Except Part Now Road, See DF39741; and Lot 16, Except Part in Explanatory Plan 3695, all of Block 22, District Lot 302, Plan 5832 to create a single parcel and the dedication of the west 4 feet (1.219 metres) for road purposes (in accordance to Schedule "E" of the Zoning and Development By-law).

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Yukon Street, to achieve a 1.5 m offset distance from the new property line, plus an additional triangular area at the corner of Yukon Street and West Broadway measuring 3.0 m x 3.0 m. 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: 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 CIMA Canada Inc. dated February 1, , 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Yukon 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.

Note to Applicant: Implementation of development(s) at 395 West Broadway does not require any sewer upgrades.

Development to be serviced to the existing 300 mm COMB sewer in the lane north of West Broadway.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect 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](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along West Broadway adjacent to the site, including:
  - (i) Minimum 2.0 m wide front boulevard.
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.
  - (iii) Corner curb ramp.
- (d) Provision of street improvements with appropriate transitions, along Yukon 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.
  - (iii) Corner curb ramp.
  - (iv) Curb and gutter, including road reconstruction as required to accommodate the curb and gutter.

- (v) Minimum 2.0 m wide raised asphalt protected bike lane.
- (vi) Type E curb between the sidewalk and bike lane.
- (vii) Relocation of the traffic signal pole, fire hydrant, hydro pole, and at-grade utility kiosk as required to accommodate the street improvements.
- (viii) Full-depth road reconstruction up to the centerline.

Note to Applicant: Road reconstruction on Yukon Street to meet City 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 the lane north of West Broadway adjacent to the site, including:
  - (i) Full depth pavement reconstruction with a center valley cross-section.  
  
Note to Applicant: Lane reconstruction to meet City of Vancouver "Higher-Zoned Lane" standards.
  - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Yukon Street.  
  
Note to Applicant: Refer to the City design guidelines and construction standards.  
  
<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>
- (f) Provision of speed humps in the lane north of West Broadway between Yukon Street and Alberta Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of Yukon Street and West Broadway entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.  
  
Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.
- (j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

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

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

- (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 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (l) 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 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 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Broadway Plan* policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

## Public Art

- 2.6 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; and provide development details to the satisfaction of the General Manager of ACCS.

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 B, 60% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application.

## Environmental Contamination

2.7 The following conditions must be met prior to enactment of the rezoning:

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

## Agreements

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

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

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

\* \* \* \* \*

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

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

**DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879**

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

“365 – 395 West Broadway            [CD-1 #]            [By-law #]            C-2”

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

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

“[CD-1#]            [By-law #]            365 – 395 West Broadway”

\* \* \* \* \*

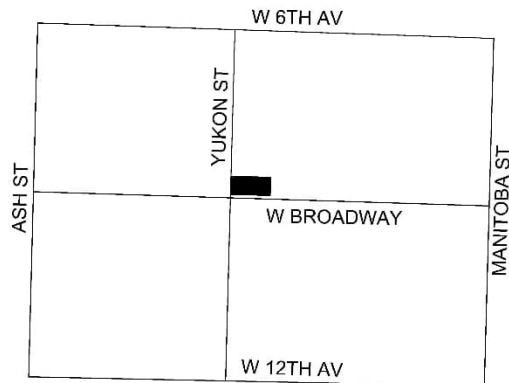
## APPENDIX D ADDITIONAL INFORMATION

### Public Consultation Summary

Approximately 806 page views were recorded. A total of 36 comments were received, with 12 comments in support of the housing supply, location, transit access, and density, and 20 expressing concerns about height, traffic, livability, affordability, and an oversupply of parking.

Event	Date(s)	Details
<b>Webpage published</b>	August 6, 2025	<a href="https://www.shapeyourcity.ca/365-395-w-broadway">https://www.shapeyourcity.ca/365-395-w-broadway</a>
<b>Postcard mailed</b>	October 15, 2025,	2,108 notices mailed
<b>Site sign installed</b>	August 8, 2025	n/a
<b>Online comment form</b>	August 2025 to January 2026	36 submissions <ul style="list-style-type: none"> <li>• 12 responses support</li> <li>• 20 responses opposed</li> <li>• 4 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	October 15, 2025, to October 28, 2025	3 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	August 6, 2025, to January 26, 2026	0 submissions
<b>Total webpage views</b>	August 6, 2025, to January 26, 2026	806 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		39 submissions

## Map of Notification Area



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

Areas of support:

- 1) **Housing supply:** Urgent need for new rental housing during the housing crisis, and an appropriate way to add housing supply in a high-demand area.
- 2) **Location and transit access:** The site's proximity to frequent transit, walkable amenities, jobs, and a future major transit hub is well-suited for higher-density, car-light development.
- 3) **Densification:** The proposal is suitable for densification along Broadway, noting the efficient use of an underutilized site and support for limited or no on-site parking.

Areas of concern:

- 1) **Building height and neighbourhood fit:** The proposed height is excessive, out of scale with surrounding development, and would negatively impact neighbourhood character, views, and sunlight.
- 2) **Parking and access:** Concerns about the lack of on-site parking, citing existing parking shortages, impacts on residents and businesses, and challenges related to vehicle access, servicing, and move-ins.
- 3) **Livability and affordability:** Concerns around the overall livability due to unit design (lack of balconies, limited outdoor and green space) and that the proposal does not include below-market rental units or meaningfully address housing affordability.

Response to Public Comments:

- 1) **Building height and neighbourhood fit:** The proposed height is consistent with the height for Broadway Shoulder Area East – Area A (MBSA) in the *Plan*. The proposal generally aligns with the form of development envisioned under the *Plan*.
- 2) **Parking and access:** Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 3) **Livability and affordability:** The proposed housing option and tenure is consistent with the secured market rental housing option for Broadway Shoulder Area East – Area A (MBSA) in the *Plan*.

\* \* \* \* \*

## APPENDIX E HOUSING

### Housing Data

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

Housing Type	Category	10-year Targets <sup>1, 2</sup>	Units Approved Towards Targets <sup>3</sup>
Purpose-Built Rental Housing Units <sup>3</sup>	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.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

**Figure 2: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served**

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rent <sup>1</sup>	Average Household Income Served <sup>3</sup>	Monthly Costs of Ownership <sup>2</sup>	Average Household Income Served <sup>3</sup>	Down-Payment at 20%
Studio	389 sq. ft.	\$2,003	\$80,120	\$3,188	\$127,534	\$110,600
1-bed	513 sq. ft.	\$2,601	\$104,040	\$4,012	\$160,491	\$143,800
2-bed	840 sq. ft.	\$3,706	\$148,240	\$6,125	\$244,989	\$220,000
3-bed	n/a	\$4,875	\$195,000	\$9,128	\$365,130	\$339,300

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional 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.

\* \* \* \* \*

**APPENDIX F  
PUBLIC BENEFITS**

City-wide DCL <sup>1</sup>	\$3,629,707
Utilities DCL <sup>1</sup>	\$2,246,435
Public Art <sup>2</sup>	\$359,989
<b>TOTAL</b>	<b>\$6,236,132</b>

**Other Benefits** (non-quantifiable components): 196 rental units.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 16,476 sq. m (177,341 sq. ft.) of residential floor area and 415 sq. m (4,472 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.

<sup>2</sup> The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 764.6 sq. m (8,250 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.

\* \* \* \* \*

### APPENDIX G REZONING APPLICATION SUMMARY

Property Address	Parcel Identifier (PID)	Legal Description
365 West Broadway	PID 011-073-314	Lot 14, Except Part In Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832
365 West Broadway	PID 011-073-250	Lot 13, Except the East 33 Feet and Part in Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832
395 West Broadway	PID 004-818-105	Lot 15, Except Part Now Road See DF 39741, Block 22 District Lot 302 Plan 5832
395 West Broadway	PID 004-818-130	Lot 16, Except Part in Explanatory Plan 3695, Block 22 District Lot 302 Plan 5832

#### Applicant Team

<b>Applicant</b>	Perkins+Will
<b>Developer</b>	Bonnis Development Yukon St. Inc., Inc. No. BC1019729
<b>Architect</b>	Perkins+Will
<b>Property Owner</b>	Bonnis Development Yukon St. Inc., Inc. No. BC1019729

#### Statistics

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	C-3A	CD-1
<b>Site Area</b>	766.55 sq. m (8,251 sq. ft.)	766.55 sq. m (8,251 sq. ft.)
<b>Land Use</b>	Commercial	Commercial, Residential
<b>Maximum FSR</b>	1.0	22
<b>Maximum Height</b>	9.2 m (30 ft.)	104 m (341 ft.)
<b>Floor Area</b>	767 sq. m (8,251 sq. ft.)	15,855 sq. m (170,667 sq. ft.)
<b>Unit Mix</b>	N/A	62 (32%) studio units 72 (37%) 1-bedroom 62 (31%) 2-bedroom 0 (0%) 3-bedoom <b>196 Total</b>
<b>Natural Assets</b>	N/A	10 new street trees proposed. 23 new on-site trees proposed. Final numbers to be confirmed at development permit stage.