



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Allison Smith
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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: 1618-1680 East Hastings Street

Recommendations

- A. THAT the application by hcma architecture + design, on behalf of:
- Urban Native Youth Association, the registered owner of the lands located at 1618 East Hastings Street [*PID 027-335-941; Parcel 1 Block C District Lot 183 Group 1 New Westminster District Plan BCP33948*], and
 - City of Vancouver, the registered owner of the lands located at:
 - 1630-1670 East Hastings Street [*Lots 7 to 9 Block 14 Of Block C District Lot 183 Plan 631; PIDs 015-165-477, 015-165-485, and 015-165-493*]; and
 - 1680 East Hastings Street [*PID 006-655-939; Lot C of Lot 14 Block D District Lot 183 Plan 15009*],

to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.9 and increase the maximum building height from 12.2 m (40 ft.) to 81.0 m (266 ft.) to permit the development of a 23-storey mixed-use building containing 157 social housing units, institutional uses and a 44-space Indigenous childcare facility for City ownership, 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 hcma architecture + design, received January 23, 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 1618-1680 East Hastings Street from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 23-storey mixed-use building with 157 social housing units, a social service centre, a post-secondary school and an Indigenous childcare facility.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that 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 *Grandview-Woodland Community Plan*. The General Manager of Planning, Urban Design and Sustainability

recommends approval in principle subject to conditions contained in Appendix B.

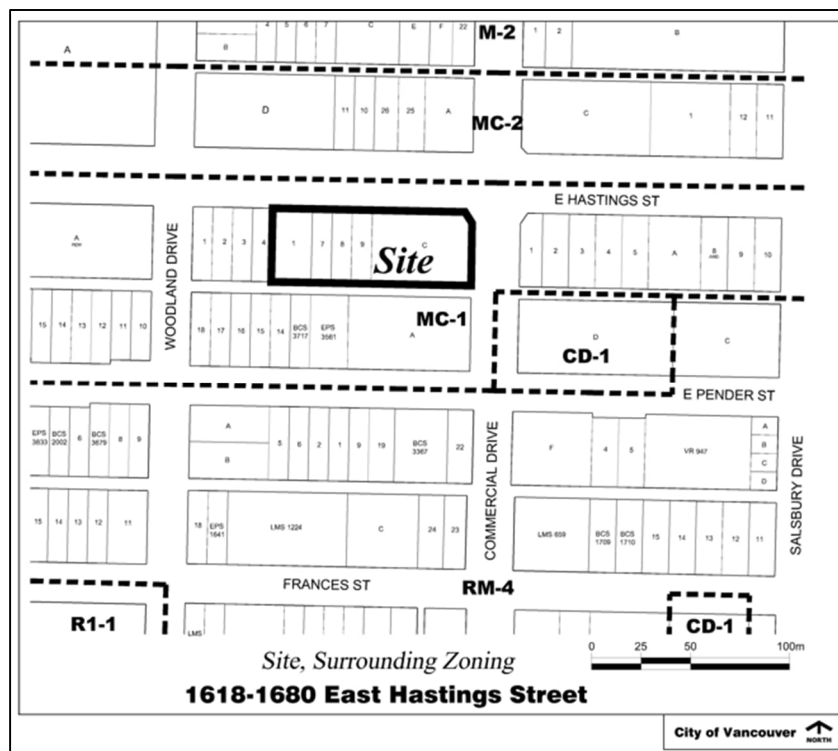
Context and Background

1. Site and Context

The subject site is comprised of five parcels, at the southwest corner of Hastings Street and Commercial Drive (see Figure 1). The existing Urban Native Youth Association (UNYA) facility occupies the western portion of the site while the eastern portion, a former gas station, is currently vacant.

The surrounding neighbourhood consists of a mix of industrial, residential, commercial and community-serving uses, including the Vancouver Aboriginal Friendship Centre Society directly to the north across Hastings Street. The existing built form is primarily low- to mid-rise forms, with some higher forms anticipated to be built in the area in the future. An 18-storey mixed-use building with social housing was approved for rezoning in 2023 at the southeast corner of Commercial Drive and Pender Street.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Mixed-Use - Mid-Rise, which consists primarily of mixed-use buildings with non-dwelling uses at the ground level and office or dwelling uses above, with heights generally up to 12 storeys. Complementary uses include but are not limited to institutional, cultural and recreational, office, retail and compatible service uses. Table 3 in the *ODP* lists height exceptions to the GLU designation, including for sites where 100% of the residential floor space is allocated to social housing as enabled by policy or

regulation, such as sections 6.2.1 and 7.1.3 of the *Grandview-Woodland Community Plan*. As such, this social housing development is eligible for the height exception outlined in Table 3 of the *ODP*.

- **Grandview-Woodland Community Plan:** This site is located in the Hastings Plateau area of the *Grandview-Woodland Community Plan (Plan)*, which contemplates 11 to 12 storeys in height and a density of up to 4.0 FSR. The site is also identified as a “Special Site” in section 6.2.1 of the *Plan*, where additional height and density may be considered to support the renewal and expansion of the Urban Native Youth Association (UNYA) youth centre and the delivery of additional Indigenous-serving social, cultural, and community uses. The Housing Policies of the *Plan*, in particular section 7.1.3, permit consideration of modest increases in height and density for the delivery of non-market housing, to assist with project viability, subject to fit with the neighbourhood context.
- **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

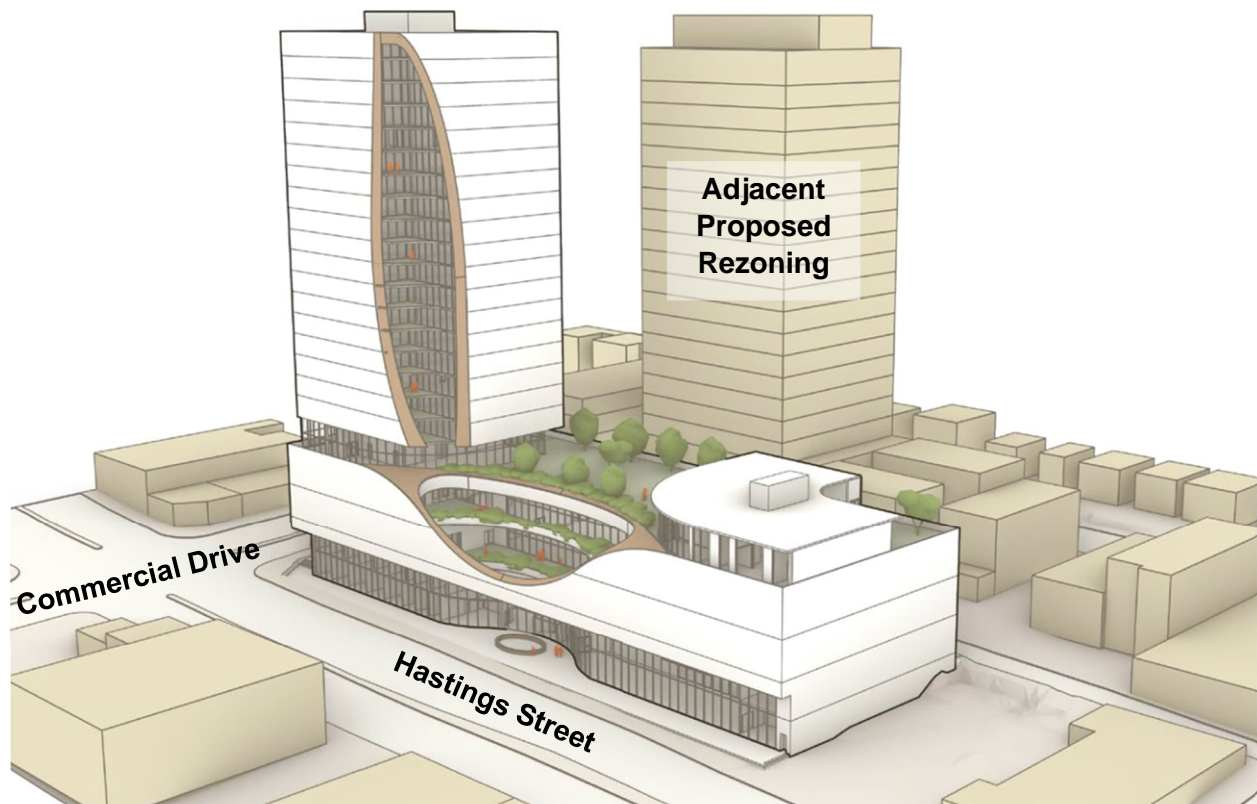
1. Proposal

The proposal is for the Urban Indigenous Youth and Education Project (UIYEP), an Indigenous-led, mixed-use development integrating post-secondary education, youth and community services, childcare, and social housing. A 23-storey mixed-use building is proposed, with a four-storey podium containing:

- A renewed UNYA youth centre (a social service centre) which would provide urban Indigenous programming in youth leadership, education, health and wellness, housing supports, and community connection;
- A new Nicola Valley Institute of Technology (NVIT) campus (post-secondary school). The NVIT is an Indigenous-led post-secondary institution offering various education programs, including an Early Childhood Education program which would be connected with the proposed childcare facility; and
- A City-owned 44-space Indigenous childcare facility and family centre.

Co-locating the UNYA youth centre, the NVIT campus and the Indigenous childcare facility in the podium creates opportunities for shared spaces and connections between the on-site programs.

The tower is proposed to contain up to 157 social housing units, with a mix of unit types. Two social housing units are proposed to be designed to accommodate in-home childcare. Residents of the social housing units would have access to shared contiguous indoor and outdoor amenity at the podium level, and a communal balcony at each floor. The application proposes a density of 5.9 FSR and a maximum height of 81.0 m (266 ft.). Two levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southeast

2. Form of Development

Form of Development, Height and Density (Refer to project statistics in Appendix G)

In assessing urban design performance, staff considered the built form policies of the *Plan*, specifically as outlined in Section 6.2 Hastings and Section 6.2.1 Hastings Plateau including pedestrian experience, building articulation, and reinforcement of the mixed-use character of Hastings Street.

The application proposes a 23-storey mixed-use social housing tower-podium building containing a social service centre, post-secondary school and childcare facility, with a small commercial space at grade. Staff reviewed the site-specific conditions and key urban design considerations for this application are summarized below (Figure 2).

Height and Density - As anticipated in the *Plan*, the proposed uses align with the intent to support the renewal and expansion of the UNYA facility, and as such, staff support the proposed increase in height and density.

Tower Floorplate – The proposal includes a tower floor plate of 687 sq. m. (7,395 sq. ft.) which representing a modest increase from the recommended 604 sq. m (6,500 sq. ft.) in the *Plan*. Staff support the proposed tower floorplate, as it enables an efficient residential unit layout, and supports the delivery of non-market housing. Staff also note that the Tower Floorplate Bulletin contemplates consideration of increased floorplates for projects that include secured social housing and other significant public benefits.

Shared balconies – The application proposes communal balconies on each floor in the place of private balconies for each unit. The proposal also exceeds the minimum required common amenity floor areas, for both indoor and outdoor space. In consideration of the delivery of social housing and the trade-offs of providing adequately sized shared outdoor amenity areas, staff support this approach.

Table 1: Urban Design Analysis

Issue	Policy	Proposal	Evaluation	Response
Floor Area and Density	4.0 FSR	5.9 FSR	Increased bulk and massing, contextual fit, and pedestrian amenity.	Proposal generally meets criteria for increases.
Height	12 storeys	23 storeys		
Building Bulk and Massing – Tower Floor Plate Sizes	604 sq. m (6,500 sq. ft.)	687 sq. m (7,395 sq. ft.)		
Livability – Private Outdoor Open Space	Provide private outdoor space (balconies) for each unit.	Shared outdoor spaces are provided on each floor.	See discussion on shared balconies above.	Staff support the shared balcony approach given the generous amenity spaces provided.

Urban Design Panel – A review by the Urban Design Panel was not required, as the proposal is generally consistent with the intent of the Plan, including the proposed social service centre use. In addition, an expedited review timeline is being pursued to help facilitate timely delivery of the project.

Staff reviewed and have concluded that the proposal reflects the Plan’s built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. One on-site tree is proposed for removal. Approximately one new at-grade on-site tree and eight 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.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. 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 up to 157 units of social housing units (approximately 12,885 sq. m (138,693 sq. ft.)) to the City’s non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 35% two, three and four-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* policy which requires a minimum of 35% family units. The *Grandview Woodland Plan* policy targets 50% family units in non-market developments, subject to financial viability. The applicant

will seek to increase the proportion of family units subject to project funding. A provision is included in the CD-1 By-law to meet the 35% minimum family unit mix requirement, and a condition included in Appendix B notes that the project will target a 50% family unit mix, subject to financial viability.

- **Affordability:** The project will meet the City's definition of social housing, which requires at least 30% of units to 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. The rental rates for such units will also be no higher than 30% of the household income.
- **Security of Tenure:** Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site does not currently have any residential uses or eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*.

4. Social Service Centre

The new UNYA youth centre would replace the existing facility on-site, which was first established on Hastings Street in 1988. Renewal and replacement of the youth centre allows for purpose-built spaces for various Indigenous-led and culturally safe programs relating to youth leadership, education, health and wellness, housing supports, and community connection. Co-locating with the other proposed uses allows for shared use of some facilities, such as the gymnasium on Level 3 which is to be shared with NVIT. The UNYA youth centre will have a floor area of approximately 3,385 sq. m (36,436 sq. ft.).

5. Post-secondary School

The proposal includes a Vancouver campus for the NVIT, an Indigenous-governed public post-secondary school, within the podium of the building. The proposed programs at the new campus include a Bachelor of Social Work, Nursing, Early Childhood Education and university transfer programs. The post-secondary school will have a floor area of approximately 4,859 sq. m (52,302 sq. ft.).

6. Childcare

The proposal includes a new 44-space Indigenous childcare and family centre on top of the podium, with a floor area of approximately 719 sq. m (7,739 sq. ft.). The childcare facility would have connections to the proposed post-secondary institution, aligning the early childhood education program with practicum opportunities for students, while providing culturally safe childcare and related support services to families

7. Transportation and Parking

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

8. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/1618-1680-e-hastings

In total, approximately 33 submissions were received, Comments supported the housing, the proposed integration of services in the neighbourhood, and the design of the building. Concerns included impacts on neighbourhood character, views, affordability, traffic and that the project would cause overburdened infrastructure. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

9. 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 \$1,371,347 based on December 2025 rates. Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCL. The value of the exemption for the social housing floor area is estimated to be \$4,503,362. The childcare and social service centre are applied a reduced rate of \$10 per building permit.

Other benefits:

- **City-owned Childcare:** This proposal includes the delivery of a purpose-built, 44-space Indigenous childcare and family centre facility.
- **Social Service Centre:** The UNYA youth centre will have a floor area of approximately 3,385 sq. m (36,436 sq. ft.), with Indigenous-led and culturally safe programs relating to youth leadership, education, health and wellness, housing supports, and community connection.

Financial Implications

This project is expected to provide 157 social housing units and DCLs. The proposal also includes a City-owned 44-space Indigenous childcare and family centre facility to be delivered in partnership with the Province. Council approved a \$1.3M contribution towards the facility in the 2023-2026 capital plan. An additional \$6.8M is pending future Council approval, for a total City investment of \$8.1M. The full cost of the facility is estimated to be \$13.3M with the balance of funds anticipated to come from Provincial partners, pending future Provincial government approval. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the intent of the *Grandview-Woodland 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.

APPENDIX A

1618-1680 EAST HASTINGS 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 (___).

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 All residential floor area must be used for social housing.

- 4.2 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 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 3,744.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 5.9.
- 5.3 A minimum floor area of 500 m² must be used for child day care facility use.
- 5.4 A minimum floor area of 2,500 m² must be used for social service centre use.
- 5.5 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.
- 5.6 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 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.

5.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) 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; and
- (b) additional floor area as required to meet licensing requirements for the child day care facility,

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

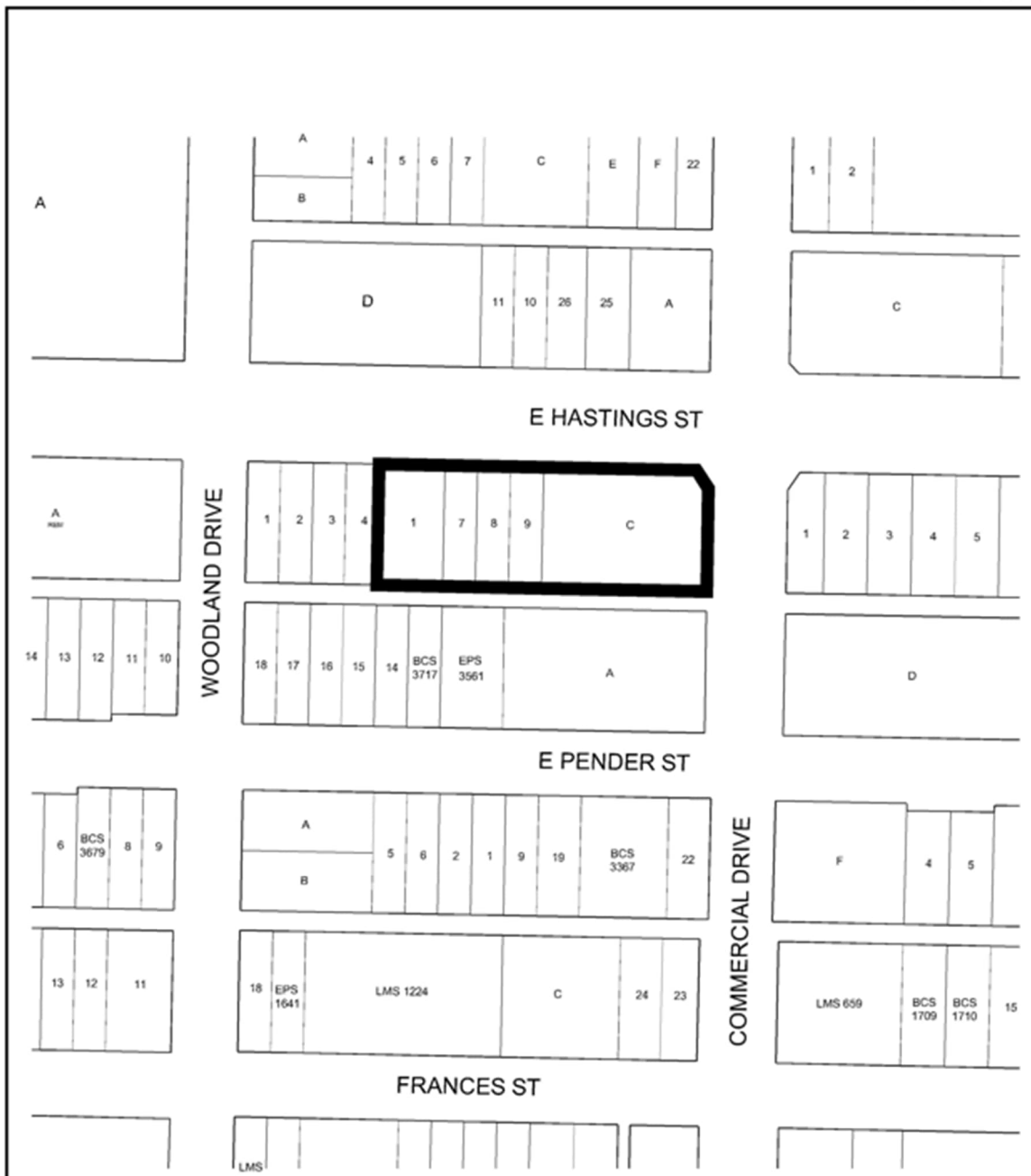
Building Height

- 6.1 Building height must not exceed 81.0 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



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

RZ - 1618-1680 East Hastings Street

map: 1 of 1
 scale: NTS



City of Vancouver

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APPENDIX B

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by hcma architecture + design, received on January 23, 2026.

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

Urban Design

- 1.1 Design development to enhance the public realm and pedestrian experience along Hastings Street and Commercial Drive.

Note to Applicant: This can be achieved by providing pedestrian amenities such as seating, benches and landscape planters within the proposed gathering space at the corner of Hastings Street and Commercial Drive. Refer to Landscape condition 1.4.

- 1.2 Design development to provide sufficient bulk storage within the units.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines, section 4.4. A sufficient storage space for residents at least 2.3 sq. m (25 sq. ft.) for each unit should be provided.

- 1.3 Design development to improve the overall architectural expression and articulation of the proposal:

- (a) Refine the proposed façade articulation and materiality to enhance the prominent corner location; and
- (b) Improve the façade articulation of the south wall at the podium level to present more responsive laneway interface.

Note to Applicant: Exploring a variety of materials, finishes, textures and pattern variation in the cladding modules to break up unarticulated façades to add depth and visual interest.

Landscape

- 1.4 Design development to enhance the public realm, focused on delivering a high-quality pedestrian experience, including:

- (a) Commercial Drive frontage – improvements such as seating and planting within the enhanced building setback. Incorporate landscape design elements that will improve accessibility and usability of this area by mitigating steep grading.

Consider how weather protection, seating, tree planting and space for queuing can improve the bus waiting area.

- (b) Hastings Street frontage – focus on delivering a high-quality plaza that includes design features such as planting, seating and special paving treatments. Consider how weather protection, seating, tree planting and space for queuing can improve the bus waiting area.

Note to Applicant: Refer to engineering conditions for sidewalk requirements that may conflict with plaza design elements.

- 1.5 Design development to improve growing conditions for the proposed cedar tree. This may include increased soil volume and revisions to overhead building structures.

Note to Applicant: overhead building structure appears to interfere with growing habit of the cedar tree as well as sky views from the plaza.

Sustainability

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

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

Housing

- 1.7 The design and layout of at least 35% of the dwelling units used for social housing must:
 - (a) Be suitable for family housing; and
 - (b) Include two or more bedrooms.

Note to Applicant: Staff encourage the project to meet the 50% family unit target, as per the Grandview-Woodland Community Plan (section 7.2.4). This is dependent on project viability, the target population and the future operational requirements of the project.

- 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including, but not limited to:
 - (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);
 - (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).

Notes to Applicant:

- (i) 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.
- (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Alternate storage design may be considered for studio units.
- (iii) Exceptions to 1.9(d) may be considered if commensurate private or communal balcony space is provided for each unit.

Childcare

- 1.9 Design, construction and delivery of a turnkey and fully fit, furnished, equipped 44-space Indigenous childcare facility. Design development to ensure that the 44-space childcare is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the ChildCare BC Design Guidelines for Child Care Centres, the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment and Facilities Management.

Note to Applicant: 44-space childcare facility is comprised of one 12-space program for 0-3 year olds, and two 16-space programs for 3-5 year olds.

- 1.10 Design development to ensure the facility meets the intent of the Urban Indigenous Youth and Education Project (UIYEP) Childcare Functional Program to the satisfaction of the General Manager of Arts, Culture and Community Services.

Note to Applicant: The unique operational needs of an urban Indigenous early learning and childcare facility must be reflected in the layout with careful consideration of circulation, intended users, and adjacencies. As an Aboriginal Head Start-funded program, the facility will operate as a licensed childcare, while also providing family support services, referrals for healing and wellness, cultural gatherings and feasts, cultural teachings, counselling with elders, caregiver respite, meetings with practitioners, and more.

- 1.11 Based on the ChildCareBC Design Guidelines for Child Care Centres, with adjustments to include additional Indigenous cultural space requirements as outlined in the supplied functional program, the 44-space childcare centre will require minimum gross programmable indoor area of 585 sq. m (6,297 sq. ft.) and no less than 645 sq. m (6,943 sq. ft.) of outdoor space.

Note to Applicant: For indoor space, a net to gross ratio of 1 to 1.3 should be allowed at the initial planning stage.

Note to Applicant: The total programmable indoor area excludes elevators shafts, lobbies, stairwells, dedicated mechanical and electrical rooms, utility rooms, garbage & recycling room, vehicle parking, bicycle parking, dedicated below grade stroller storage, etc.

Note to Applicant: Provide area table calculations broken down by childcare program and room area calculations in plan drawings at pre-development permit; refer to the Minimum Space Allocation charts in the ChildCareBC Design Guidelines for Child Care Centres section 7.2 (Space Area Allocation Charts). Indicate in contrasting colour all exclusive-use and non-exclusive spaces within the childcare facility air space parcel.

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

Note to Applicant: If situated adjacent to one another, the outdoor areas for the two 3-5 yr programs may be reduced by up to 25% if criteria in the ChildCareBC Design Guidelines for Child Care Centres are met.

- 1.13 Provide shadow studies to demonstrate that the outdoor play areas for each program receive a balance of direct sunlight and shade on February 1 and summer solstice. Include known shadow impacts of adjacent buildings. For podiums: Ensure a substantial portion of the Rooftop Outdoor Play Area is shaded in the summer months, this can be achieved with the use of solar shading devices.

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

Note to Applicant: Pre-Development Permit (DP) submission, the provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged, including the provision of area table calculations broken down by childcare program.

Note to Applicant: Ensure both indoor and outdoor areas can be supervised easily. Detailed indoor and outdoor design (to be vetted by CCFL) will be required prior to DP issuance.

- 1.15 Design development to ensure that all major indoor activity spaces used by children have a direct source of natural light from a minimum of 10% of the wall area of the room.

Note to Applicant: Natural light is also preferred for staff offices and other rooms, while support areas such as washrooms, kitchens, and storage rooms do not require natural light.

- 1.16 Design development to include 1 Class B loading stall for each 3 to 5-year program (2 total) as outlined in the functional program in addition to the following passenger spaces, Class A and Class B bicycle parking, and accessible parking as required by the City of Vancouver Parking Bylaw:

- 6 Passenger Spaces for pick up/ drop off;
- 1 Class A bicycle parking space;

- 7 Class B bicycle parking spaces; and
- 1 Accessible parking space.

Note to Applicant: Design development to ensure that the location of parking, loading, and drop-off stalls are safe and in proximity to the childcare centre elevator. Parking should avoid the need for care-givers and children to cross a drive aisle as much as possible.

- 1.17 Design development of the childcare facility with effective signage at the parking level and ground level entrances to ensure clear wayfinding to the childcare facility.

Note to Applicant: Ground floor entrance for the childcare is to have clear visual identity and accessibility with prominent identification and signage, both at the exterior building access point and through the interior circulation route.

- 1.18 Design development to provide one dedicated elevator for the childcare facility.

Note to Applicant: Ensure circulation to/ from the elevator accounts for the extra long turning radius of a 3-position program stroller in parkade, at grade and on podium roof.

Note to Applicant: Elevators in facilities with roof-top play areas should be easily accessible from the loading area or at minimum from the back lane to facilitate delivery of items for routine maintenance such as sand and engineered wood chips, and to accommodate freight for the purposes of maintaining the play areas (for example to move heavy loads for sand replacement and top-up) – recommended minimum capacity of 4000 lbs.

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

- 1.20 Design development to minimize and mitigate any environmental health concerns.

Engineering

- 1.21 Provision of a Construction Management Plan directly to TransLink (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.

- 1.22 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>

- 1.23 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>

- 1.24 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.
- 1.25 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.26 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.

- 1.27 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
- (a) Display of the following note(s):

- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Instructure improvements for 1618 E Hastings Street will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 1618 E Hastings are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

(b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit

application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (d) Streetscape designed in compliance with “All Other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.28 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;
- 1.29 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
 - (a) Convenient, internal, stair-free access to/from site uses.
- 1.30 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) Dimension of columns and column encroachments into parking spaces;
 - (c) Identification of columns in the parking layouts;
 - (d) 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
 - (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.31 Provision of the decommission of the existing retaining wall located at the west and south side of the lot adjacent to or on City property, and the following requirements shall be met to the satisfaction of the General Manager of Engineering Services:
 - (a) Prior to Development Permit issuance, the property owner shall submit drawings that clearly indicates the removal of the existing retaining wall on the property under development.
 - (b) Prior to Occupancy issuance, the property owner shall submit a signed and sealed memo by a qualified Professional Engineer confirming that the existing retaining wall on the property under development has been fully removed and that the remaining section of the retaining wall on the neighboring property has not been compromised or negatively impacted.

1.32 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.

1.33 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.34 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot C of Lot 14, Block D, Plan 15009; Lots 7, 8, and 9, Block 14 of Block C, Plan 631; Parcel 1, Block C, Plan BCP33948; all of District Lot 183 to create a single parcel.
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreements BB193545 (Encroachment) and 228643M (commercial crossing) prior to building occupancy.

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

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Commercial Drive, to achieve a 5.5 m offset distance from the back of the existing curb, and adjacent to E Hastings Street, to achieve a 7.5 m offset distance from the back of the existing curb for 32.0 m west of the property line along Commercial drive and 5.5 m for the remainder of the frontage. 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 R.F. Binnie & Associates Ltd. dated January 12, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Commercial Drive. 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 upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1618 East Hastings Street does not require any sewer upgrades.

Development to be serviced to the existing 375 mm SAN and 450 mm STM sewers along East Hastings Street.

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

- (c) Provision of street improvements with appropriate transitions, along East Hastings Street adjacent to the site, including:
- (i) Minimum 1.2 m wide hardscape front boulevard;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
 - (v) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and
- Note to Applicant: Road reconstruction on East Hastings Street to meet City higher zoned, arterial, and bus lane standards.
- (vi) Integral concrete curb and slab at the bus stop on East Hastings Street.
- (d) Provision of street improvements with appropriate transitions, along Commercial Drive adjacent to the site, including:
- (i) Minimum 1.2 m wide hardscape front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (v) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and
- Note to Applicant: Road reconstruction on East Hastings Street to meet City higher zoned, arterial, and bus lane standards.
- (vi) Integral concrete curb and slab at the bus stop on Commercial Drive.

- (e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
 - (i) Full depth pavement reconstruction;
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Commercial Drive.

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 south of East Hastings Street between Woodland Drive and Commercial Drive.
- (g) Provision of Green Rainwater Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a rainwater tree trench (RTT) along East Hastings Street adjacent to the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.
 - (ii) Installation of a rainwater tree trench (RTT) along Commercial Drive adjacent to the site to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant:

- (i) These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.
- (ii) Building foundation design should take green rainwater infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

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

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

- (j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

Housing

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
- (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
- (f) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal

Services may in their sole discretion require.

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

Childcare

- 2.6 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management, the General Manager of Arts, Culture and Community Services for the provision, at no cost to the City, of a licensable Indigenous 44-space childcare facility, all within a fee-simple air space parcel that meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:
- (a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 44-space childcare facility with one 12-space program for 0-3 year olds, two 16-space programs for 3-5 year olds, and additional cultural areas within a fee simple air space parcel, all of which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets ChildCareBC Design Guidelines for Child Care Centres, the City of Vancouver Childcare Technical Guidelines, and the City of Vancouver Facilities Standard Manual.
 - (b) The childcare facility will have indoor area of not less than 585 sq. m (6,297 sq. ft.) on one level at a height of not less than 8 ft. clear finished ceiling height, a dedicated adjacent outdoor space of no less than 645 sq. m (6,943 sq. ft.), dedicated parking stalls, and amenity and storage spaces.
 - (c) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a shared entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated parking spaces, dedicated loading spaces, dedicated bike spaces, dedicated stroller storage, and dedicated storage room(s), and all with convenient, universally-accessible and safe access to the childcare entrance;
 - (d) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
 - (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), or other security acceptable in the sole discretion of the City, provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>.

- (f) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.
- (g) An occupancy hold will be placed on the buildings to be constructed as part of this rezoning subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.
- (h) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, end of trip facilities, dedicated bicycle parking, and required loading spaces as per Parking By-law on this site.
- (i) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.
- (j) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

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:

“1618-1680 East Hastings Street [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:

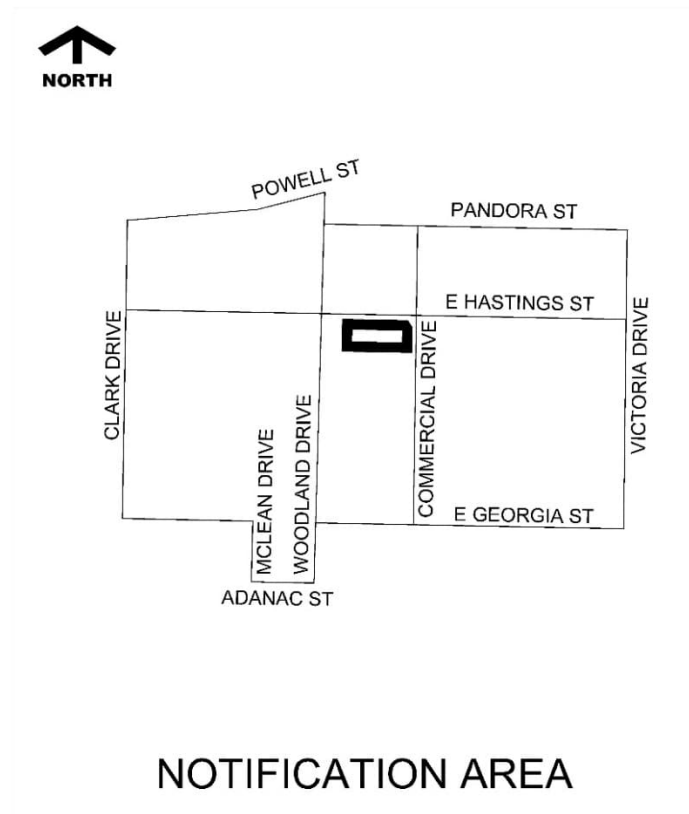
“[CD-1#] [By-law #] 1618-1680 East Hastings Street”

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APPENDIX D**ADDITIONAL INFORMATION****Public Consultation Summary**

Event	Date(s)	Details
Webpage published	February 5, 2026	www.shapeyourcity.ca/1618-1680-e-hastings
Postcard mailed	February 23, 2026	1,738 notices mailed (approximate)
Site sign installed	February 18, 2026	n/a
Online comment form	February 2026 to May 2026	19 submissions <ul style="list-style-type: none"> • 7 responses support • 8 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	February 25, 2026 to March 10, 2026	10 submissions
Other input (phone calls, direct emails, etc.)	February 5, 2026 to May 15, 2026	4 submissions
Total webpage views	February 5, 2026 to May 15, 2026	718 page views
Total Submissions (Comments submitted + questions asked + other input methods)		33 submissions

Map of Notification Area



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

Areas of support:

- **Strong overall support:** Responses show general support for the project.
- **Housing:** Comments state that the project increases the supply of multi-family and social housing. Some were in support of the housing but requested for larger units.
- **Integration of social and community services:** Supporters value the inclusion of amenities like education, childcare, and youth programming alongside housing.
- **Neighborhood improvement:** Respondents see this as a positive change for Hastings Street and the neighbourhood.
- **Design and Culture:** Appreciation was noted for the project's aesthetics, including landscaping and Indigenous design elements.

Areas of concern:

- **Height and Impacts on Neighbourhood:** Comments state that the height is too excessive for the surrounding low-rise neighbourhood and would impact views. Comments note that multiple nearby projects collectively risk overwhelming the neighbourhood.

- **Lack of Infrastructure:** Comments state that existing infrastructure such as schools and community services, are overburdened and cannot support additional density.
- **Traffic:** Concerns for existing congestion on Hastings Street and inadequate transit.
- **Planning Policies and Process:** Some respondents note that the proposal conflicts with existing zoning and the *Grandview-Woodland Community Plan*. Comments highlight concerns that the public consultation is ineffective with limited transparency from the City.
- **Housing Affordability Skepticism:** Doubts the development will improve housing affordability.

Response to Public Comments

- **Height and Impacts on Neighbourhood:** Staff recognize the area is undergoing significant change, with a number of recent rezonings in the surrounding neighbourhood. The Grandview-Woodland Community Plan does envision redevelopment of this site, with consideration for an increase in height to support renewal of the existing UNYA facility and for the delivery of non-market housing.
- **Lack of Infrastructure:** Staff acknowledge that many of our community centres and amenities are generally well subscribed across the City. Staff are looking at strategies to meet demand across the City's portfolio, as part of future Capital Planning reviews. The proposal includes a new social service centre, with a gymnasium, and a new childcare facility, both to help support new and existing residents.
- **Traffic:** Staff have included rezoning conditions which require the applicant to make street improvements along the edges of the site. There are existing transit routes in the surrounding area, including the RapidBus on Hastings Street.
- **Planning Policies and Process:** As noted, this site is identified for redevelopment in the Grandview-Woodland Community Plan, with consideration for an increase in height to support renewal of the existing UNYA facility and for the delivery of non-market housing. Public consultation for this rezoning followed standard procedures, including postcard notification, site signs, a Shape Your City page and a virtual Q&A period. Rezoning staff are also available for contact by members of the public by email and phone to discuss a proposal, answer questions and receive feedback.
- **Housing Affordability Skepticism:** If approved, a Housing Agreement would be registered on title, requiring that the residential portion of the project meets the City's definition of social housing.

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APPENDIX E

HOUSING

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

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	2,087 (25%)
	Total	10,000	2,163 (22%)

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

Figure 2. Non-Market and Market Rental Unit Rents, and Cost of Ownership and Household Incomes Served (Eastside)

	Non-Market Housing Income Limits		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs) ¹	BC Housing - Household Income Limits	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴
Studio	\$1,450	\$58,000	\$1,965	\$78,600	\$2,623	\$104,920
1-bed			\$2,224	\$88,960	\$3,295	\$131,800
2-bed	\$1,800	\$72,000	\$2,979	\$119,160	\$4,748	\$189,920
3-bed	\$2,150	\$86,000	\$3,420	\$136,800	\$6,822	\$272,880

1. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.
2. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Eastside of Vancouver
3. Median of all BC Assessment strata apartment sales prices in Vancouver Eastside 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 (2025 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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APPENDIX F
PUBLIC BENEFITS

City-wide DCL ¹	\$1,044,171
Utilities DCL ¹	\$327,156
TOTAL	\$1,371,327

Other Benefits (non-quantifiable components):

- Up to 157 social housing units, secured for the greater of 60 years and the life of the building.
- A 44-space City-owned Indigenous childcare and family centre, with a floor area of approximately 719 sq. m (7,739 sq. ft.), to be delivered in partnership with the Province. Council approved a \$1.3M contribution towards the facility in the 2023-2026 capital plan. An additional \$6.8 M is pending future Council approval, for a total City investment of \$8.1M. The full cost of the facility is estimated to be \$13.3M with the balance of funds anticipated to come from Provincial partners, pending future Provincial government approval.
- A social service centre (the UNYA youth centre) of approximately 3,385 sq. m (36,436 sq. ft.), with Indigenous-led and culturally safe programs relating to youth leadership, education, health and wellness, housing supports, and community connection.

¹ Based on rates in effect as of December 10, 2025 and the total floor area of institutional uses of 8,963 sq. m (96,477 sq. ft.). The 12,885 sq. m (138,693 sq. ft.) of social housing floor area is exempt from DCLs.

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.

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APPENDIX G

REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1618 East Hastings Street	027-335-941	Parcel 1 Block C District Lot 183 Group 1 New Westminster District Plan BCP33948
1630-1670 East Hastings Street	015-165-477; 015-165-485; 015-165-493	Lots 7-9 Block 14 Of Block C District Lot 183 Plan 631
1680 East Hastings Street	006-655-939	Lot C of Lot 14 Block D District Lot 183 Plan 1500

Applicant Team

Applicant	hcma architecture + design
Developer	City of Vancouver
Architect	hcma architecture + design
Property Owner	Urban Native Youth Association and City of Vancouver

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	MC-1	CD-1
Site Area	3,744.8 sq. m (40,309 sq. ft.)	3,744.8 sq. m (40,309 sq. ft.)
Land Use	Industrial	Mixed-Use
Maximum FSR	0.75	5.9
Maximum Height	12.2 m (40 ft.)	81.0 m (266 ft.)
Floor Area	2,808.6 sq. m (30,232 sq. ft.)	22,094.3 sq. m (237,821 sq. ft.)
Unit Mix	N/A	30 studio units 72 1-bedroom 37 2-bedroom 13 3-bedroom 5 4-bedroom 157 Total
Natural Assets	1 on-site tree 0 street trees	1 tree proposed for removal. 0 trees proposed for retention. 8 new street trees proposed. 1 new on-site trees proposed. Final numbers to be confirmed at development permit stage.