



COUNCIL REPORT

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

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street

Recommendations

- A. THAT the application by BOP Architects, on behalf of 815 Hornby Holdings Ltd., the registered owner of the lands located at 807-819 Hornby Street and 908-948 Robson Street [*Strata Lots 1 to 7 District Lot 541 Strata Plan VR. 693 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1; PIDs 005-679-427, 005-679-435, 005-679-443, 005-679-486, 005-679-494, 005-679-516 and 005-679-532 respectively*], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 14.5 and increase the maximum building height from 21.3 m (70 ft.) to 108.7 m (357 ft.) to permit the development of a 35-storey mixed-use building containing 176 strata residential units and 160 hotel rooms, 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 BOP Architects, received June 12, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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 807-819 Hornby Street and 908-948 Robson Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 35-storey mixed-use building comprising 176 strata residential units and 160 hotel rooms. The tower is designed above an 11-storey podium that includes ground-level commercial space.

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

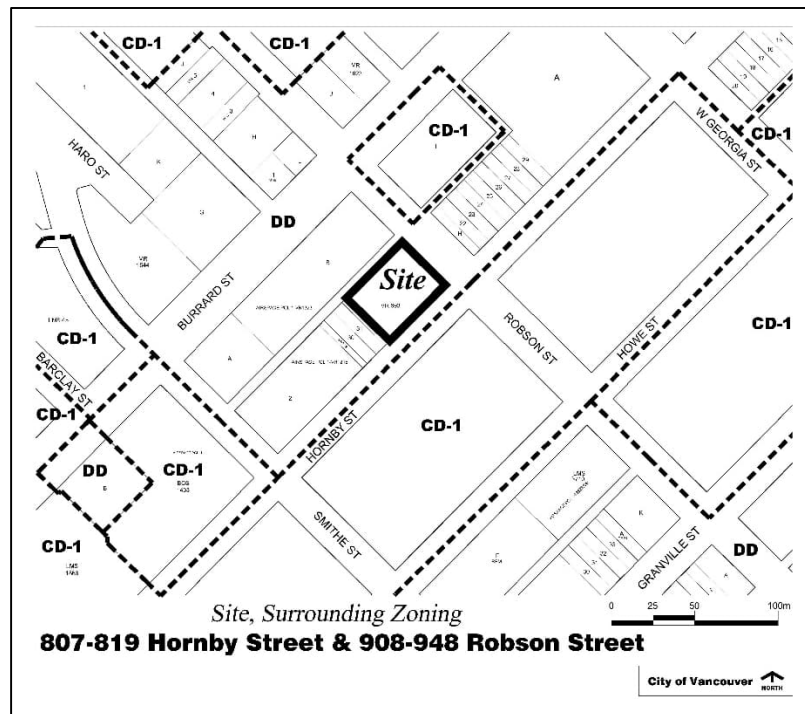
The application is consistent with the *Hotel Development Policy* and the *Downtown Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is located at the west corner of the Robson and Hornby Streets intersection (see Figure 1), within the Downtown Central Business District (CBD) shoulder area. The prominent corner site is currently occupied by a six-storey building constructed in 1980 and subdivided into 7 strata lots, featuring retail use at the ground level and office space on the upper floors.

Figure 1: Site and Surrounding Zoning



The site is located on Robson Street, a regional shopping district and across from the Robson Square provincial precinct, which includes the provincial courthouse, Robson Square, The Vancouver Art Gallery, and $\text{šx}^w\lambda\text{ə}n\text{ə}q\ \text{Xwtl}'\text{e}7\text{é}n\text{k}$ Square. The surrounding context is comprised of a mix of low-rise, mid-rise, and high-rise buildings currently under construction or approved with heights up to 47 storeys along Barclay Street, up to 60 storeys on Nelson Street, and up to 53 storeys along Granville Street.

2. Policy Context

- Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Business District, which consists of regionally significant lands for job uses, including major office, healthcare, civic, hotel, tourism, entertainment, and cultural uses in a variety of building forms, including high-rise buildings above 26 storeys. Residential uses are not permitted except in certain limited circumstances.
- Downtown Official Development Plan (DODP):** The site is identified within the *DODP* framework as a future focal point for intensified commercial and pedestrian activity. Robson Street is designated as a key pedestrian corridor, characterized by continuous at-grade retail, retail-commercial, and service uses. Anticipated land uses for the site include hotel, residential, retail, and open space components.
- Downtown Rezoning Policy:** Area H (CBD Shoulder) in the *Downtown Rezoning Policy* permits rezoning for market residential development if there is minimum 2.0 FSR of non-residential use. The policy permits heights up to View Cones and density subject to urban design performance.
- Hotel Development Policy:** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of

opportunities for new hotel supply. The *Policy* guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels city-wide, including Downtown and the Central Business District (CBD).

- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** The site is located within Tier 2 of the TOA and aligns with the prescribed height designation. However, as the *Downtown Rezoning Policy* permits greater density, the application is being evaluated under that policy framework.
- **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 35-storey mixed-use development featuring an 11-storey commercial podium. The project includes 176 strata residential units, 160 hotel rooms, and retail uses at grade along Robson Street (Figure 2). A corner plaza for public use is proposed, along with indoor and outdoor amenity spaces for the hotel on level 3 and for residential uses on level 12. The building is proposed to reach a height of 108.7 m (357 ft.) with a floor space ratio (FSR) of 14.5. Eight levels of underground parking are proposed, accessed from the lane.

Figure 2: Proposed Building Looking Southwest



2. Form of Development

The Downtown District functions as a regional centre of commercial development. Demand for space to accommodate development requires more complex layering of urban design considerations to ensure built form and public space meets the highest standards of design and amenity for the benefit of all users.

The proposed podium height exceeds the six-storey podium generally recommended by the *Downtown Design Guidelines*, however, it aligns with the existing streetwall forming a strong urban edge and cohesive Hornby Street streetscape. At the rear lane the podium massing is shaped to mitigate overlook to the existing office tower and contributes to the informal character of Robson Street while delivering much needed hotel space and rooftop amenities.

Based on urban design analysis, the tower shape and placement will result in an increase of 3.4% additional shadowing beyond the expected baseline for the 1000 block of Robson Village's north sidewalk. To eliminate shadowing impacts, a 13-storey height reduction would be required resulting in a less viable project.

Staff have evaluated the proposed form of development and Urban Design comments and determined the benefits of a viable hotel on this site outweighed the negative impacts of modest shadowing of Robson Village north sidewalk and on balance recommend support for the project. The proposed built form generally aligns with current Hotel and Downtown Rezoning policy objectives.

Table 1: Urban Design Analysis Summary

Issue	Policy	Proposal	Evaluation	Response
Floor Area and Density	Based on urban design performance policies and guidelines.	Residential use: 7.9 FSR Hotel/Retail use: 6.7 FSR	The proposal is appropriate for the context. Refer to Shadowing/Solar Access evaluation below.	Staff recommend support for the proposed floor area and density.
Height	QE Public View 3.2.1 height limit: 112 m (367.5 ft.).	Proposed height: 35 storeys plus mechanical penthouse. Roof Top: 108.7 m (356.6 ft.) Mechanical Penthouse: 112 m (367.5 ft.)	Queen Elizabeth public view governs building height	Complies See Condition of Approval 1.4 ensuring compliance at subsequent stages of approvals process.
Building Massing - Podium	6 storey ~21.3 m (70 ft.) podium.	11 storey ~37 m (121 ft.) podium.	Podium height aligns with the existing street wall and is shaped to mitigate impacts.	Staff recommend support for proposed higher podium to support delivery of hotel space.
Shadowing/Solar Access	No new shadowing of Robson Village north sidewalk from 10am-3pm on fall equinox.	Shadows Robson Village north sidewalk between 11	Shadow increases by 3.4% above baseline expectation. To	Staff recommend support for shadow impacts to support delivery of hotel

Issue	Policy	Proposal	Evaluation	Response
		am-1 pm on fall equinox.	eliminate impact would result in a reduction in tower height of 13 storeys.	space as well as project viability.
Public Realm Interface – Retail Continuity	Retail continuity required on Robson with some retail and service uses at Hornby per Map 2 of DODP.	Residential and Retail use are proposed along the Robson frontage.	Ensure proposed retail contributes to streets as public spaces. Include features to support retail character, reinforce pedestrian scale.	Urban Design condition 1.3 seeks enhancements to the public realm building interface in Appendix B.
Public realm Interface – Onsite Public Open Space	Public realm Interface –On-site Public Open Space	A corner plaza and secondary entry plaza is proposed.	Size corner plaza space to allow for pedestrians to gather and view the historic courthouse building and national historic site before entering the provincial precinct.	Urban Design condition 1.2 and Landscape condition 1.6 seeks enhancements to the corner plaza.

- **Urban Design Panel (UDP):** The UDP reviewed this application on October 29, 2025 and supported the proposal with general recommendations as follows:

 - Design development to the columns.
 - Design development to treatment of soffits.
 - Design development to integration of lighting.
 - Encourage flexibility of canopy treatment and maintain the quality of design.
 - Consider taking the lane elevation to the level of the rest of the project.
 - Pay particular attention to the lanes (drop off and pick up).

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.

Summary – Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal reflects the *Policy*, 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. There are no protected trees on site and 15 City trees with tree protection zones extending into the subject site, all of which are proposed for retention. Approximately 12 new on-site 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 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. Transportation and Parking

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

4. 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/807-815-hornby-st>.

In total, approximately 39 submissions were received. Comments supported hotel space, the increase in housing, design, and site location. Concerns included impacts on traffic, building height, views, public space and that there would be an over saturation of hotels. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

5. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** Based on December 2025 rates, it is expected that the project will pay a DCL of \$8,025,092.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. At this time, the applicant has offered a CAC of \$2,000,000, whereas the City's supported CAC valuation is \$4,300,000. As an incentive to advance the project in a timely manner, the City has accepted the following cash offering:
 - A Cash CAC of \$4,300,000 payable as a condition of rezoning enactment for the Rezoning Lands subject to the following:
 - If the applicant satisfies all rezoning conditions for enactment, the CD-1 By-law is enacted by Council, and the date of such CD-1 By-law enactment is set no later than the day that is 24 months following the approval in principle of the rezoning application, the CAC amount will be reduced, , as an incentive for the purpose of the expedited delivery of housing, to \$2,000,000, which shall be payable prior to CD-1 By-law enactment and escalate thereafter as set out in this proposal.
 - If rezoning enactment does not occur within 24 months after Council's approval in principle of this Rezoning Application, the CAC amount will increase by \$255,000 every three months, to a maximum of \$4,300,000 48 months after the date of the approval in principle of this Rezoning Application.

The CAC will be allocated through the capital planning process.

- **Public Art:** The project is expected to contribute a public art contribution of \$536,809 based on the published (2016) rate, or provide 60% cash in lieu.

Financial Implications

This project is expected to provide a cash CAC, a DCL payment, and a public art contribution. See Appendix E for additional details.

Conclusion

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

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APPENDIX A
807-819 Hornby Street and 908-948 Robson 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) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 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, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

- 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 1,732.9 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 14.5.
- 5.3 The minimum floor space ratio for non-residential uses is 6.7.
- 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 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.
- 5.6 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.

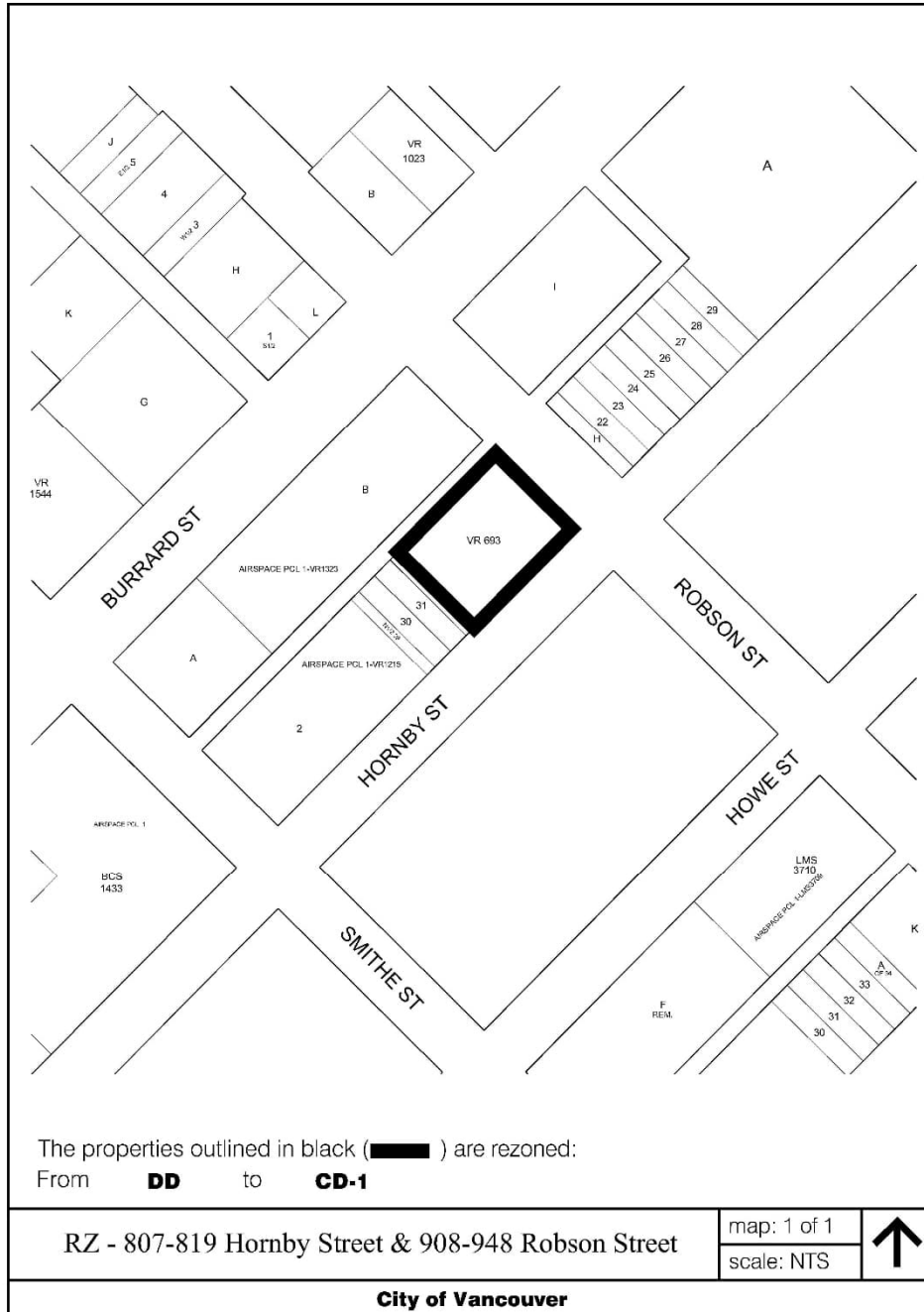
Building Height

- 6.1 Building height must not exceed 108.7 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



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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 BOP Architects, received on June 12, 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 the built form to strengthen the streetwall.

Note to Applicant: Minimize exposed party wall at Hornby Street shared interior property line. This may be achieved by adjusting the height, depth and placement of the podium and massing up to level 11.

- 1.2 Design development to increase the size and strengthen the quality of the corner public plaza (POPS).

Note to Applicant: Given the location, the corner plaza should be generous; seamlessly integrated into the public realm on Robson Street; reflective of its prominent location across from the provincial precinct; and welcoming to the public. Refer to Downtown Design Guidelines 2.2.1, Downtown Public Space Strategy 2.2.3 and Landscape condition 1.6. This may be achieved by maximizing openness to sky and eliminating columns as possible.

A Statutory Right of Way (SRW) will be required to secure public access to the corner plaza. Refer to Section 2.0 conditions.

- 1.3 Improve the public realm interface as follows:

- (a) Strengthen retail continuity at Robson Street and around the corner.

Note to Applicant: Refer to Downtown Character Area Guidelines 7.3.1. Currently 14 ft. of Robson Street frontage is allocated to strata residential use. Relocate the strata residential lobby to ensure retail or service uses front Robson Street and the uses are of an appropriate scale to maintain pedestrian interest and continuity around the corner onto Hornby Street. A minimum floor-to-floor height of 5.5 m (18 ft.) is encouraged for commercial space at grade, and the maximum unit frontage should generally be 15.3 m (50 ft.). Consideration to have hotel or café use augment the corner plaza.

- (b) Better align the party wall at the shared property line with the neighbouring building party wall and eliminate structure in the public realm as possible.

Note to Applicant: In accordance with the Downtown Design Guidelines, the physical urban environment of Downtown should be of a very high quality.

- (c) Improve legibility of hotel and residential entries to ensure functionality and wayfinding.

Note to Applicant: The entry to hotel and residential entries should be distinct, functional and spacious. This may be achieved by removing the column, re-routing the egress stair, ensuring adequate lighting and improving separation of uses.

- (d) Ensure continuity of streetscape and coordinate setback in accordance with the proposed building line; and

Note to Applicant: Buildings, semi-public and privately owned publicly accessible open spaces should be designed and detailed to complement the public realm and Council adopted streetscape design. Refer to Urban Forestry condition seeking a 2.0 m setback to ensure viability of street trees.

- (e) Refine the lane elevation.

Note to Applicant: The lane elevation is visible to pedestrians on Robson Street. This may be achieved by provision of high quality, durable materials. Refer to [Urban Design Panel comments](#).

- 1.4 Design development to clarify the proposed architectural expression and resolution of the Robson and Hornby Street public realm interface by demonstrating high quality materiality and finishes of the following character defining elements;

- (a) Canopy
- (b) Columns
- (c) Soffits
- (d) Glazing assembly

Note to Applicant: In accordance with the Urban Design Panel comments, high quality materials and detailing is anticipated at the Development Permit stage. Refer to [Urban Design Panel comments](#).

- 1.5 Provision of drawings and documentation at the Development Permit stage to sufficiently demonstrate the following:

- (a) Compliance with public view height limits.

Note to Applicant: The drawings indicate the height is just below the maximum geodetic height permitted by public view 3.2.1 Queen Elizabeth Park. The policy requires compliance with the protected view crossing this site.

- (b) Future development potential of neighbour sites.

Note to Applicant: Provide a block study showing potential redevelopment scenarios noting equitable tower separation to neighbour sites. A tower is defined as any storey above six storeys or 70 ft.

- (c) Mitigate shadowing of Robson Village and the Robson Square provincial precinct.

Note to Applicant: Detailed shadow analysis should form part of the development permit package.

Landscape

- 1.6 Design development to provide high quality public realm interfaces. With particular attention to the corner of Robson and Hornby, as this will be a prominent, highly visible and high traffic location within the downtown area, adjacent to major pedestrian transportation routes.

This could be achieved by, but not limited to:

- (a) Considering a well located feature tree in an adequate sized planter to help divide space within the plaza.
- (b) Considering the inclusion of pedestrian amenities within this space. Benches, seating, lighting under the covered portion, these elements can help improve the end user experiences.
- (c) Exploring with Engineering and Park Board opportunities to extend onsite paving patterns into the offsite city owned areas adjacent to the site. This could help to better integrate the plaza into the overall Public Realm
- (d) Analyzing pedestrian flows to better determine use of spaces, overall design of plaza, location of above mentioned pedestrian amenities, and reinforcing rationale for plaza design.

Note to Applicant: Further exploration is required for this space, along with a further development of the written rationale driving overall plaza design.

Board of Parks and Recreation

- 1.7 To meet goals in the Urban Forest Strategy, the project's design and construction methods must demonstrate best efforts to protect and/or expand the amount of canopy cover which may include consideration for the following:
 - (a) Design for retention of all healthy City/Park Board owned and maintained trees in place to retain the street character and the canopy adjacent Robson Square <https://vancouver.ca/files/cov/designing-for-tree-retention.pdf>.
 - (b) Increase above grade building setbacks and below grade parkade setbacks to retain adequate soil volumes and minimum 2m clearance from existing tree canopies and avoid construction and long-term impacts on existing trees.
 - (c) Consider finished building grade changes and grades at the base of existing trees to minimize excessive and unnecessary excavation but improve growing conditions.
 - (d) Consider an accessible public realm design that allows for existing trees to grow freely and without permanent restrictions.

- (e) Develop and submit composite utility plans to Urban Forestry which prioritize retention of all healthy City/Park Board owned and maintained trees in place.
- (f) Update and submit a comprehensive arborist report that outlines industry best practice for any below and above grade impacts on all City/Park Board owned and maintained trees (ex. horizontal and vertical protection, air/hydro vac excavation methods, photo illustrated pruning plans all to be approved by Park Board).
- (g) Develop and submit construction phasing plans and site fencing plans to protect and preferably exceed the required minimum canopy and root protection zones (ex. consideration for construction access, any crane swing and positioning, etc.).

Note to Applicant: In accordance with the Street Tree By-law, the removal of any City/Park Board owned and maintained trees is subject to Park Board review and approval. And is contingent on the collection of Council of Tree and Landscape Appraisers (CTLA) tree values and the installation of a structural soil trench with approved soil volumes along with the supply and installation of new street trees to the satisfaction of Park Board.

Note to Applicant: Arborist report has all city trees listed as retained and makes no mention of site constraints related to staging or existing sidewalk heaving that will impact the ability to reinstate sidewalks at the current grade. Urban Forestry ask for an updated arborist report and TMP at the DP stage that factors in all the above-mentioned potential impact to the city trees.

Sustainability

- 1.8 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

Engineering

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

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

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

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

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

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

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

- 1.11 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.12 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.13 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

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

- 1.14 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.

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

(a) Display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and

Major Projects and/or your Engineering, Building Site Inspector for details.”

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

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

(b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating: “All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

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

- (c) Deletion of proposed portions of building structure (canopy) that is shown encroaching over City streets (see level 3 plan and rendering on page 53 of the rezoning booklet).
- (d) All proposed streetscape materials on City property to be City standard materials.

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

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

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

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

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

- (a) Two-way vehicle flow, including:
 - (i) Convex mirrors at the bottom of every parkade ramp.

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

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

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

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

- 1.19 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.

- 1.20 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>

- 1.21 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:

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 for a corner plaza intended for public access and use.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. The SRW registered at rezoning will be blanket in nature. The SRW area may be reduced by an approved survey plan following construction.

Engineering

- 2.2 Make arrangements for the cancellation of Strata Plan VR693 and the dissolution of the strata corporation to create a single parcel.

Note to Applicant: The registration of a reference plan and an indefeasible title for the new parcel is required.

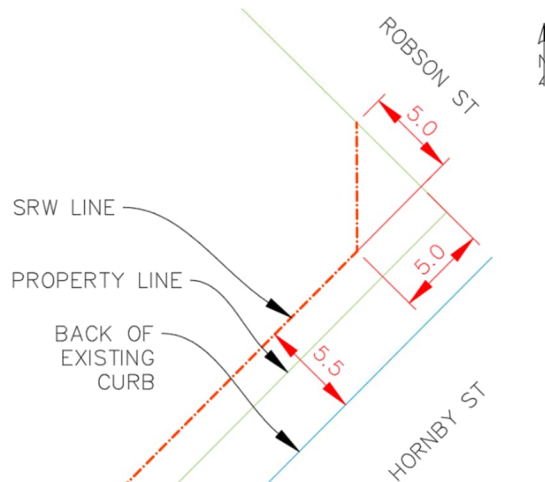
- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site to achieve the following:

- (a) A 5.5 m offset distance from the back of the existing curb along Hornby St;
- (b) An additional triangular shaped area at the corner of Hornby St and Robson St measuring 5.0 m x 5.0 m from the intersection of the property line along Robson St and the SRW line along Hornby St.

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.

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



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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated May 8th, 2025, no water main upgrades are required to service the development.

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

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

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

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

Implementation of development(s) at 807 Hornby Street require the following in order to maintain acceptable SAN sewer flow conditions.

Off-site Servicing Upgrades:

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

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

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

Note to Applicant: The sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Note to applicant: The City of Vancouver will deliver the Off-site Sewer Servicing Upgrade and request a cash contribution from the developer. The Applicant is to regularly inform the Sewers & Drainage Planning (SDP) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the SDP Branch in scheduling the sewer delivery.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Development to be serviced to the existing 600 mm STM and 375 mm SAN sewers in the lane north of Hornby Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw 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.

- (c) Provision of street improvements with appropriate transitions, along Hornby 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;

- (d) Provision of street improvements with appropriate transitions, along Robson Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Robson Street to meet City higher zoned, arterial, and bus lane standards.
 - (v) Raise existing light poles on Robson Street to accommodate new curb full height curb;
 - (vi) Curb bulge, including relocation of the existing catch basin, traffic signal controller cabinet, and traffic signal push button poles, and road reconstruction as required to accommodate the curb bulge.

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 Hornby Street adjacent to the site, including:
 - (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be

designed to meet the same loading performance as the City standard higher-zoned lane pavement structure.

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

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

Refer to the City design guidelines and construction standards.

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

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

- (g) 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.

- (h) 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.

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.

- (i) 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.

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

- 2.5 Provision of \$1,000,000 cash contribution to deliver West Georgia Street and Burrard Street & West Georgia Street and Hornby Street Sewer Works.

Public Art

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

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

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

Community Amenity Contribution

- 2.7 Pay to the City a cash Community Amenity Contribution (CAC) subject to the terms below:
- (a) If the applicant satisfies all rezoning conditions for enactment, the CD-1 By-law is enacted by Council, and the date of such CD-1 By-law enactment is set no later than the day that is 24 months following the approval in principle of the rezoning application, the CAC amount will be reduced, , as an incentive for the purpose of the expedited delivery of housing, to \$2,000,000, which shall be payable prior to CD-1 By-law enactment and escalate thereafter as set out in subparagraph (b) below.
 - (b) If rezoning enactment does not occur within 24 months after Council's approval in principle of this Rezoning Application, the CAC amount will increase by \$255,000 every three months, with the first increase occurring on the first day of the 25th month following Council approval in principle of this Rezoning Application, to a maximum of \$4,300,000 48 months after the date of the approval in principle of this Rezoning Application, provided that, upon written request by the Applicant, the City may consider extending the 24-month timeline for enactment without increasing the CAC amount where the Applicant demonstrates that it has proceeded, and continues to proceed, diligently to satisfy all the rezoning conditions, or where delays are attributable to any undue delay by the City having the enactment of the CD-1 By-law for the Rezoning Lands considered by Council following the Applicant satisfying all the rezoning conditions.

Note to Applicant: All Engineering and other Council approved rezoning conditions will be at the sole cost and expense of the Applicant/owner/developer as applicable.

Environmental Contamination

- 2.8 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
DRAFT 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 District regulated by Part 9) by adding the following:

“807-819 Hornby Street and 908-948 Robson Street [CD-1] [By-law#] DD”

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

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

“[CD-1#] [By-law#] 807-819 Hornby and 908-948 Robson Street”

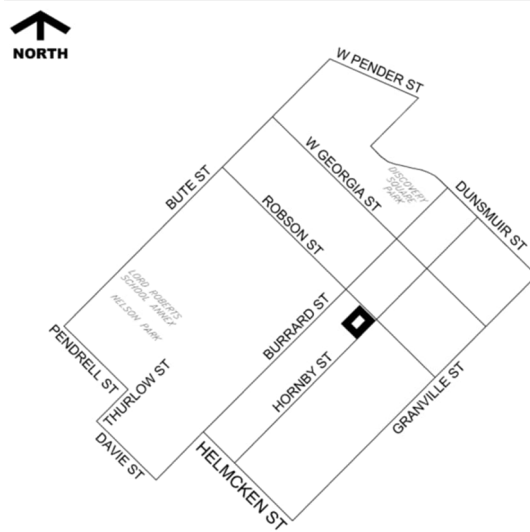
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	July 28, 2025	www.shapeyourcity.ca/807-815-hornby-st
Postcard mailed	September 23, 2025	9,416 notices mailed (approximate)
Site sign installed	July 25, 2025	n/a
Online comment form	July 2025 to April 2026	38 submissions <ul style="list-style-type: none"> • 16 responses support • 18 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 27, 2025 to October 5, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	July 28, 2025 to April 20, 2026	1 submission
Total webpage views	July 28, 2025 to April 20, 2026	1,057 page views
Total Submissions (Comments submitted + questions asked + other input methods)		39 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Hotel Demand:** There is strong support for the increase in hotel spaces within Downtown.
- **Housing:** Comments support the project as it will address the housing shortage.
- **Location:** This site is viewed by the public as ideal and central and is seen as beneficial to the Downtown area.
- **Design:** The developments design is aesthetically pleasing and contributes to the skyline.
- **Public space:** Some comments support its additional improvement to the public spaces and plaza, improving walkability and overall experience for pedestrians.
- **Desire for greater scale:** Comments approve of the height and indicate openness to increased height or increased hotel capacity.

Areas of concern:

- **Traffic and Parking:** Responses are worried that there will be too much traffic and congestion and will limit access into the area. Responses are concerned that the development will worsen parking which is already scarce.
- **Height:** There is opposition to the building height and that it creates shadows and disrupt the surrounding area's public space, neighbourhood character, and nearby heritage landmarks.
- **Impact on Public Space (Robson Square):** Comments suggest that this development will reduce the sunlight on Robson Square and destroy an iconic gathering space.
- **Overconcentration of Hotels:** Comments suggest that there is an oversaturation of hotels within the area.
- **Neighbourhood Character:** Respondents state high-rise developments erode neighborhood character, reduce social interaction, and weaken community cohesion.
- **Lack of Infrastructure:** Concerns that the infrastructure is insufficient to play host to more residents.
- **Impact on Businesses:** Comments indicate that the development could harm businesses due to increased congestion.
- **Housing:** Highlighted that there should be a higher emphasis on housing vs hotel use.

Response to Public Comments

- **Traffic and Parking:** Residential and commercial parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law at the time of development permit. The site is well-served with transportation options.

- **Height:** The scale of the proposed development is consistent with the intent policy for this area which limits height to the underside of the Queen Elizabeth protected view. Staff have evaluated the proposed form of development and Urban Design comments and determined the benefits of a viable hotel on this site outweigh the modest shadowing of the northern sidewalk of Robson Village.
- **Impact on Public Space (Robson Square):** Per shadow studies, minimal shadowing on Robson Square is anticipated.
- **Overconcentration of Hotels:** Based on data from a recent hotel study, if the available hotel rooms in Metro Vancouver remain unchanged, an increasing number of visitors will be unable to find hotel accommodation—especially in the higher demand summer months and in Vancouver’s downtown.
- **Neighbourhood Character:** The proposed built form generally aligns with current Hotel and Downtown Rezoning policy objectives. Further review of the form of development will occur at the development permit stage.
- **Lack of Infrastructure:** Engineering staff have reviewed the application and confirmed that existing sewer infrastructure has sufficient capacity to support the proposed development, and no servicing upgrades are required at this time.

As part of the rezoning process, developers are required to contribute through Development Cost Levies (DCLs) and other financial mechanisms. These contributions support the delivery of key public benefits, including recreation and cultural facilities, libraries, childcare, and public safety services.

- **Impact on Businesses:** Each development project in the area progresses through different stages and timelines, making it difficult to predict the overall duration and extent of construction activity across the neighbourhood.

To mitigate potential disruptions, all applicants and construction teams are required to comply with the City’s policies and regulations throughout the development process. For example:

- The City’s Noise Control By-law regulates construction-related noise, permitting work only during specified hours.
 - At the Building Permit and construction stage, applicants must submit a Traffic Management Plan, which is reviewed in detail by City staff to minimize local traffic impacts.
 - Construction impacts on City streets are actively tracked and made available to the public via the City of Vancouver’s website.
- **Housing:** The *Downtown Official Development Plan* and *Downtown Rezoning Policies* guide the intensification of the downtown area to meet long-term demand for employment space, entertainment uses, new housing opportunities, and public amenities. These policies also establish limits on the amount of residential floor space in new developments to help preserve and expand opportunities for job-generating uses.

- The *Hotel Development Policy* reinforces the importance of hotels and meeting facilities to the City's economy and encourages the provision of new hotel supply where appropriate.

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**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ¹	\$5,412,542
Utilities DCL ¹	\$2,612,551
CAC: Cash ²	\$2,000,000
Public Art ³	\$536,809
TOTAL	\$10,561,902

¹ Based on rates in effect as of December 10, 2025 and the proposed 13,616.7 sq. m (146,569 sq. ft.) of residential floor area and 11,570.8 sq. m (124,547 sq. ft.) of commercial floor area.

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

² As an incentive to advance the project in a timely manner, the City has accepted the following cash offering:

- A Cash CAC of \$4,300,000 payable as a condition of rezoning enactment for the Rezoning Lands subject to the following:
 - If the Applicant satisfies all rezoning conditions for enactment as may be approved in principle by Council and Council, in their unfettered discretion, enacts the CD-1 By-law for the Rezoning Lands within 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to \$2,000,000 which shall be payable prior to rezoning enactment and escalate thereafter as set out in this proposal.
 - If enactment does not occur within 24 months after Council’s approval in principle of the Rezoning Application, the CAC amount will increase by \$255,000 every three months, to a maximum of \$4,300,000 approximately 48 months after the date of the approval in principle of the Rezoning Application.

³ The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
815 Hornby Street	005-679-427	Strata Lot 1 District Lot 541 Strata Plan VR. 693
	005-679-443	Strata Lot 3 District Lot 541 Strata Plan VR. 693
	005-679-486	Strata Lot 4 District Lot 541 Strata Plan VR. 693
	005-679-494	Strata Lot 5 District Lot 541 Strata Plan VR. 693
	005-679-516	Strata Lot 6 District Lot 541 Strata Plan VR. 693
	005-679-532	Strata Lot 7 District Lot 541 Strata Plan VR. 693
807/811/813/819 Hornby Street and 908-948 Robson Street	005-679-435	Strata Lot 2 District Lot 541 Strata Plan VR. 693

Applicant Team

Applicant/Architect	BOP Architects
Developer/Owner	815 Hornby Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	1,732.9 sq. m (18,652.8 sq. ft.)	1,732.9 sq. m (18,652.8 sq. ft.)
Land Use	Service, Commercial, Office, Dwelling	Service, Commercial, Office, Dwelling
Maximum FSR	6.0	14.5
Maximum Height	21.3 m (69.88 ft.)	108.7 m (357 ft.)
Floor Area	10,397.4 sq. m (111,916.8 sq. ft.)	25,187.5 sq. m (271,116.0 sq. ft.)
Residential Unit Mix	N/A	42 studio units 72 1-bedroom 44 2-bedroom 18 3-bedoom 176 Total
Natural Assets	0 on-site trees 15 street trees	0 trees proposed for removal 15 trees proposed for retention Final numbers to be confirmed at development permit stage