



REFERRAL REPORT

Report Date: June 30, 2026
Contact: Riccardo Peggi
Contact No.: 604.871.6739
RTS No.: 19739
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway

Recommendation to Refer

THAT the *Vancouver Official Development Plan* amendment, rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary *Vancouver Official Development Plan* amendment and zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application submitted by DA Architects + Planners, on behalf of 1704 East Broadway BC Ltd., the registered owner of the lands located at 2516 Commercial Drive and 1704 East Broadway [*PID 013-301-896; Lot J Block A of Block 162 District Lot 264A Plan 22144*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Business District to Mixed-Use High-Rise 2 be approved in principle;

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

- B. THAT subject to the approval of Recommendation A, the application to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 14.8 and increase the maximum building height from 9.2 m (30 ft.) to 91.7 m (301 ft.) to permit the development of a 31-storey mixed-use residential building

containing 207 rental units, with office, commercial and social service spaces, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects + Planners, received July 21, 2025, and supplemental plans received September 5, 2025 and May 14, 2026;

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

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

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

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

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

- F. THAT Recommendations A to E be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;

and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to amend the *Vancouver Official Development Plan (ODP)* and the Zoning and Development By-law for the site at 2516 Commercial Drive and 1704 East Broadway. The proposal is to change the Generalized Land Use (GLU) designation in the *ODP* from Business District to Mixed-Use High-Rise 2 and to rezone the site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District.

The proposal is for a 31-storey mixed-use residential building with 207 rental units, one storey of social services space, one storey of office space, and commercial space on the ground floor.

The Business District designation in the *ODP* and *Grandview-Woodland Community Plan (Plan)* does not enable residential uses at this site. The site is located within Tier 1 of the Transit-Oriented Areas (TOA) Designation By-law and is subject to the *TOA Rezoning Policy (Policy)*. The *Policy* envisions mixed-use residential developments within close vicinity to rapid transit stations, but the proposed height and density exceed what was anticipated under the *Policy*.

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

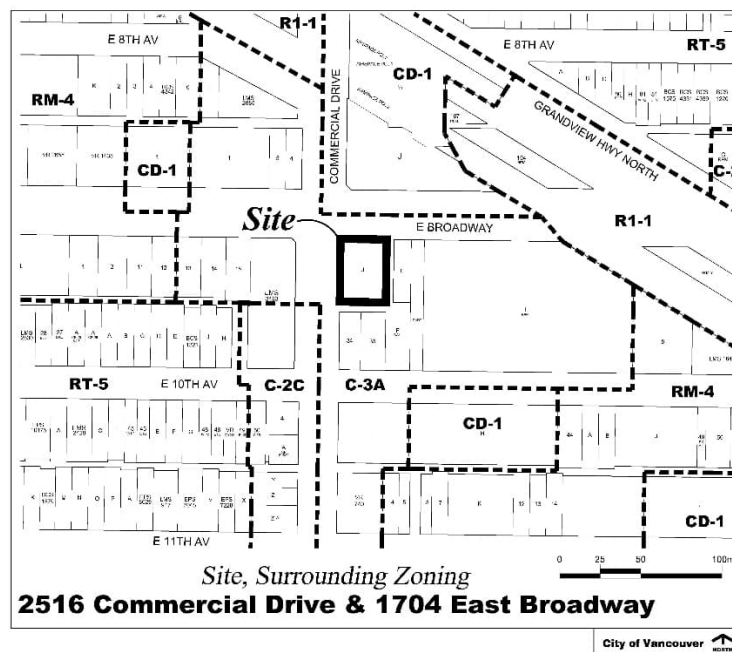
The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *ODP* on March 31, 2026. Following the enactment of the *ODP* By-law, this application is now subject to the requirements of the *ODP* and the Vancouver Charter with respect to additional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

Context and Background

1. Site and Context

The subject site is a single parcel, located at the southeast corner of the Commercial Drive and East Broadway intersection in the Grandview-Woodland neighbourhood (see Figure 1). The site is currently developed with a single-storey commercial building and is adjacent to the Commercial-Broadway SkyTrain station, one of the region's busiest transit hubs. The area surrounding the intersection of Commercial Drive and East Broadway contains predominantly commercial uses, with some mixed-use residential development. Notably, the property at 1780 East Broadway (Safeway), which has received approval in principle for three mixed-use residential towers ranging in height from 36 to 43 storeys, is located east of the site on the opposite side of the Commercial-Broadway SkyTrain station.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site is designated as Business District in the Generalized Land Use (GLU) map, which supports office, healthcare, civic, hotel, tourism, entertainment and cultural uses in a variety of building forms. The Business District designation does not permit residential uses in this location, so the applicant proposes to redesignate the site to Mixed-Use High-Rise 2 which permits a mix of uses including residential.
- Grandview-Woodland Community Plan:** This site is located in Commercial-Broadway Station Precinct sub-area, which envisions a mixed-use community for people to live, work, shop, and gather. The *Plan* envisions a continuous commercial frontage at-grade and office uses on the upper floors. The *Plan* does not envision residential uses at this location and permits up to 10 storeys and a density of 3.2 FSR.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA, which supports mixed-use residential developments up to 20 storeys and 5.5 FSR within 200 m of a rapid transit station. Where 100% of the residential floor area is secured rental, a minimum of 20% of the net residential area should be provided as below-market rental. Prior to amending the *ODP*, Council is required to consider the [Provincial Policy Manual: Transit-Oriented Areas](#) under section 562.02 (4) of the *Vancouver Charter*.
- 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.

- ***Spaces to Thrive: Vancouver Social Infrastructure Strategy***: The inclusion of a social service space supports the City's *Spaces to Thrive: Vancouver Social Infrastructure Strategy*, which calls for the renewal, expansion, and creation of social infrastructure spaces to meet current and future community needs.

Discussion

1. Proposal

The proposal is for a 31-storey mixed-use residential building with 207 rental units, one storey of community serving space, one storey of office space, and commercial space on the ground floor (Figure 2). The community serving space, located on the third storey, is proposed as a long-term lease to the City. A building height of 91.7 m (301 ft.) and a floor space ratio (FSR) of 14.8 is proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking North



2. Policy Analysis

Official Development Plan

An amendment to change the site's GLU designation to Mixed-Use High-Rise 2 can be supported as the proposal generally aligns with key *ODP* objectives by providing new rental housing with community-serving space, office and ground-level commercial space.

The site is located in a Rapid Transit Area (RTA) in the *Urban Structure Strategy (Strategy)*. The *Strategy* illustrates the long-term vision for growth and change over the coming decades, and any changes to a site's anticipated height or density should occur through future detailed area planning work.

The *Strategy* anticipates RTAs to include diverse housing options and mixed-use spaces, with taller buildings in strategic locations close to transit stations. The proposed mixed-use building is located across from Commercial-Broadway station, supporting the *ODP* policy objectives pertaining to co-location of new housing, shops, and services near rapid transit (Direction FG1.2). The proposal includes one storey be offered to the City as a long-term lease for community-serving uses, advancing *ODP* policy objectives for community infrastructure (Direction 7.1). One storey of office space is also proposed, supporting *ODP* objectives for small-scale office uses at rapid transit stations (Direction 2.2).

Prior to amending the *ODP*, Council is required to consider Metro Vancouver's [Integrated Solid Waste and Resource Management Plan](#) and [Integrated Liquid Waste Management Plan](#) in accordance with section 562.02 (5)(b) of the *Vancouver Charter*. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans.

Grandview-Woodland Community Plan

The site is located within the Commercial-Broadway Station Precinct sub-area, which generally envisions a mix of uses surrounding the Commercial-Broadway SkyTrain Station. The *Plan* envisions a continuous commercial frontage at-grade in this area, with office uses on the upper floors and does not envision residential uses. Although the proposal does not provide as much non-residential space as the *Plan* envisions, the provision of commercial space at-grade, a community-servicing space, and an additional storey of office space aligns with the general intent of the *Grandview-Woodland Community Plan*, to provide a mix of uses near the Commercial-Broadway SkyTrain Station.

The proposed social services space also provides an opportunity to meet key goals outlined in the *Plan's* Public Benefits Strategy. The *Plan* seeks to renew, replace, and improve several social facilities and community amenities that provide core programs and services throughout the *Plan* area. The inclusion of the space provides an opportunity to service the community at a location that is also well served by transit connections.

TOA Rezoning Policy

The site is in Tier 1 of the Commercial-Broadway Station TOA which enables mixed-use residential buildings up to 20 storeys in height and with an FSR of 5.5. While the proposal exceeds the height and density enabled under the *Policy*, the site's close proximity to the SkyTrain station and adjacency to the recently approved high-density mixed-use development at

1780 East Broadway establishes a planning rationale to consider additional height and density beyond the *Policy*.

The *Policy* requires 20% of the rental residential floor area be secured as below-market rental. However, in consideration of the commercial space requirements and the proposed community-serving space, staff analysis of the project proforma indicated that delivering both below-market rental and a community serving space would significantly constrain project viability.

3. Form of Development

At this site, the *Grandview-Woodland Community Plan* anticipates a 10-storey office building with ground floor small scale retail, service or community serving uses and a maximum of 3.2 FSR. The *TOA Rezoning Policy* permits consideration of up to 20 storeys and a maximum FSR of 5.5. This application proposes a mixed-use development at 31 storeys and a FSR of 14.75 FSR. Refer to the Urban Design Analysis Summary below.

Livability - The *Plan* did not anticipate significant residential development immediately adjacent to the elevated SkyTrain guideway and therefore there is no specific policy guidance related to residential livability in this context. However, the *TOA Rezoning Policy* enables residential development in close proximity to rapid transit infrastructure. As such, the proposal has been evaluated with consideration for ensuring residential livability through appropriate design responses to the elevated SkyTrain guideway and station context, including mitigation of visual, acoustic, and privacy impacts, while supporting broader transit-oriented growth objectives.

Staff reviewed the site-specific conditions, and have concluded that despite the deviation in terms of building height and increase in density, the proposal is appropriate for the emerging context. Staff support the application subject to the Urban Design conditions detailed in Appendix C.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Density	GWCP: up to 3.2 FSR TOA: up to 5.5 FSR	14.8 FSR	Massing bulk and shadowing on public realm space.	Staff generally support the proposed increase in height and density given the site's close proximity to a major transit station and the emerging built-form context of the neighbourhood.
Height	GWCP – 6 to 10 storeys TOA – up to 20 storeys	31 storeys	Additional massing bulk and exceeds the Plan's expectations.	
Setbacks	Set back to achieve 5.5 m (18 ft.) sidewalk along both street frontages.	East Broadway frontage: 7.6m (25 ft.) Commercial Dr. frontage: transition to	Given the site's adjacency to one of the busiest transit nodes in the Lower Mainland, an enhanced public	Condition of Approval 2.1 to secure the setbacks as an SRW for additional public

		5.5m (18 ft.) sidewalk width	realm is considered necessary and appropriate to support pedestrian volumes and transit activity.	realm space. Proposed transition to the minimum required sidewalk width along the Commercial Drive is supported.
Livability (Access to daylight, Amenity)	No policy guidance	All residential units are located above the SkyTrain guideway. For residential units located adjacent to the guideway, principal living spaces oriented toward East Broadway and the lane as primary outlook and livability. Only secondary habitable spaces such as bedrooms, are oriented toward the guideway.	Given the site's proximity to the SkyTrain guideway and elevated station, sound attenuation remains important factor to ensure high level of livability for the residents, as well as viability of the office space.	Condition of Approval 1.1 to ensure noise mitigation as part of future development permit application.

- **Urban Design Panel:** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and intent of the applicable plans and policies.
- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are no on-site trees, and two City-owned trees are proposed for retention. Approximately 13 new on-site trees are proposed. Along with new street trees, the final numbers of trees are confirmed at the development permit stage. See Appendix C 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.

4. Social Service Space

The proposal includes an 805 sq. m (8,665 sq. ft.) social service space located on the third storey of the proposed development for affordable social services programming and office space. It is expected that the social service centre would provide programs, services and activities that support learning, wellbeing and social connection, such as:

- Education, employment and skill-building programs;
- Health and wellbeing activities; and
- Community support and connection services.

The social services space is to be delivered turnkey to the City as an in-kind community amenity contribution. The use of the space is to be secured through a long-term lease to the City for 60 years or the lifetime of the building, whichever is greater. The space will be leased to the City at a nominal \$1 pre-paid base rent for the term, and the City intends to sub-lease the space to a non-profit organization to operate.

The *Community Amenity Contributions (CAC) Policy for Rezoning*s identifies that in-kind CACs are to be owned by the City, senior levels of government, Indigenous groups, or non-profit organizations. In this case, the applicant proposes to retain ownership and deliver the in-kind CAC to the City by way of a long-term lease, which tenure differs from the requirements in the CAC Policy for Rezoning

s.

Although this ownership model deviates from the *CAC Policy for Rezoning*s, the City has been exploring private ownership of in-kind social amenities as part of the implementation of *Spaces to Thrive: Social Infrastructure Strategy* ([RTS 14727](#)). Given the City's fiscal constraints, alternate service delivery models are being explored in order to enhance public services through partnerships. The proposal provides an opportunity to explore a more flexible approach to service delivery whilst still securing the amenity over the lifetime of the building. This type of delivery will act as a pilot program and staff will monitor outcomes to inform potential policy updates.

If the rezoning is approved, City staff will undertake a process to select a non-profit social facilities operator. Staff will return to Council for approval of the selected non-profit operator and lease terms.

Staff support the proposed social service space subject to conditions in Appendix C.

5. Housing

This application, if approved, would add 207 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix F).

As noted in the Policy Analysis, staff analysis of the project proforma indicated that delivering both below-market rental housing and a community serving space would significantly constrain project viability.

- **Housing Mix:** The project proposes 38% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix F. As the applicant is seeking a Class B DCL Waiver, average rents for each unit type will be set at the DCL By-law Maximum Average rents for the eastside at the time of occupancy permit issuance, for initial building occupancy.

- **Security of Tenure:** All 207 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site does not have any existing residential uses or eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*.

6. Transportation and Parking

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

The Commercial-Broadway SkyTrain Station is a critical interchange point in the transit system and one of the busiest stations in the region. As currently proposed, the development would block the ability to expand the station platform on the west side of the guideway. To protect for the potential future expansion of the SkyTrain platform, staff have included conditions in Appendix B to allow for further discussions and design development between staff, the applicant and Translink. This further review will be undertaken following Council's consideration of the project and may result in further modifications to the proposal which may warrant a further decision by Council.

7. Consultation

Vancouver ODP Amendment Consultation

Per Council's direction on March 31, 2026 (RTS [18514](#)), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and ODP amendment application.

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

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

8. Public Input

Public notification methods included mailed postcards, site signage, and a webpage. 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/2516-commercial-dr-and-1704-e-broadway>.

In total, approximately 57 submissions were received. Comments supported the building height and the inclusion of community space in proximity to the SkyTrain Station, and new rental housing. Concerns included excessive building height within the neighbourhood context, the

strain placed on local infrastructure from the added density, the lack of affordable units, and concerns that the proximity of the development to the SkyTrain would inhibit future expansion of the station.

Refer to Appendix E for a full summary of the public input collected and responses to public comments.

9. Public Benefits

Prior to amending the *ODP*, Council is required to consider financial planning documents or policies it considers relevant in accordance with section 562.02 (5)(a) of the Vancouver Charter. Refer to Appendix G for full summary of public benefits.

Development Cost Levies (DCLs): The applicant has requested a Class B waiver of the City-wide DCL. Based on the rates in effect on December 10, 2025, it is expected that the project will pay a DCL of \$2,670,298. The value of the DCL waiver for the residential floor area is estimated to be \$2,653,486.

- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered an in-kind CAC consisting of the construction and delivery of a 805 sq. m (8,665 sq. ft.) community serving space, delivered turn-key to the City by way of a nominal rent long-term lease (valued at \$9,000,000). Real Estate Services staff have determined that based on the cost of providing the in-kind social services space, the applicant will not be required to provide below-market rental housing units.
- **Public Art:** The public art contribution is estimated to be \$346,401 based on the current (2016) rate.

Financial Implications

This project is expected to provide 207 rental units, an in-kind social services space provided to the City by way of a nominal rent long-term lease, DCLs as well as a public art contribution. See Appendix G for additional details.

Conclusion

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

APPENDIX A
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
to redesignate 2516 Commercial Drive and 1704 East Broadway to Mixed-Use High-Rise 2

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

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

Schedule A



Generalized Land Use Designation



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Meters

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APPENDIX B
2516 COMMERCIAL DRIVE AND 1704 EAST BROADWAY
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and

- (b) have 2 or more bedrooms.
- 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 1,098.2 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 14.8.
- 5.3 The total floor area for commercial uses on the first storey must be a minimum of 150 m².
- 5.4 The total floor area for office uses must be a minimum of 980 m².
- 5.5 The total floor area for social service centre and community centre or neighbourhood house combined must be a minimum of 805 m².
- 5.6 No dwelling units may be located on the first four storeys of the building.
- 5.7 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.
- 5.8 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.
- 5.9 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

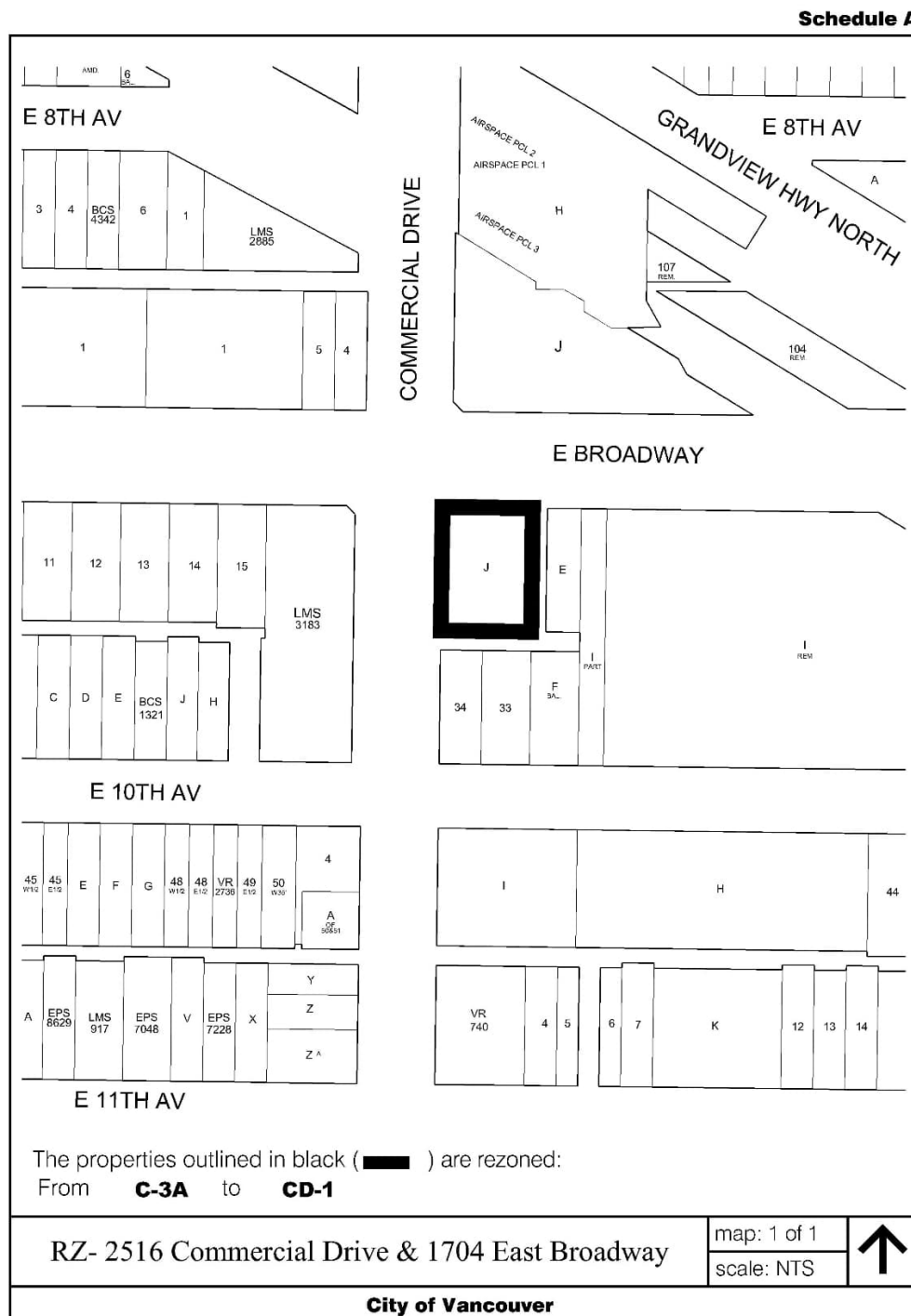
Building Height

- 6.1 Building height must not exceed 91.7 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



APPENDIX C CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by DA Architects + Planners, received July 21, 2025; and supplemental plans received September 5, 2025 and May 14, 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 with a sound attenuation strategy to ensure high level of livability of dwelling units and viability of office space.

Note to Applicant: Given the site's proximity to the SkyTrain guideway and elevated station, sound attenuation remains important factor to ensure high level of livability for the residents for both dwelling units as well as exterior amenity areas, as well as viability of office space. Provision of an acoustical study and a sound attenuation strategy is required as a part of development permit application submission.

Sustainability

- 1.2 All new buildings in the 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

- 1.3 The proposed unit mix, including 25 studio units (12%), 103 one-bedroom units (50%), 53 two-bedroom units (25.6%), and 26 three-bedroom units (12.6%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided at least 35% of the dwelling units include two or more bedrooms.

- 1.4 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (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).

Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Park Board

- 1.5 Design development to ensure no new shadow impact on parks from 10 am to 4 pm from the spring to fall equinoxes.

Note to Applicant: Current rezoning materials show no new shadowing of W.C. Shelly Park. Parks will be required to review shadow studies at development permit stage to re-confirm no new shadowing is proposed through design advancement.

Engineering

- 1.6 Design development of the easterly portion of the site to the satisfaction of the Director of Planning and General Manager of Engineering Services, to accommodate future expansion of the Commercial-Broadway SkyTrain Station platform.

Note to Applicant: The Applicant and the City agree to engage TransLink regarding the future expansion of the Skytrain Station along the western edge of the existing guideway within a (12) twelve-month period from Council's approval in principle of this rezoning application, all parties acting reasonably.

Accommodation of future platform may include, but is not limited to, volumetric space and structural supports for a future platform and walkway across Broadway, as well as emergency exit provisions. This design development effort will be undertaken with the understanding that overall project viability is maintained.

The spatial provision may house an interim use, until the spatial provision is outfitted and connected to the station at a timeline determined by the City of Vancouver and TransLink.

Contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for additional information, and design guidance.

- 1.7 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.

- 1.8 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>

- 1.9 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>

- 1.10 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.

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

- 1.12 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.

- 1.13 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.14 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 1704 East Broadway will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Any proposed portions of gates / doors that swing more than 0.3 m (1 ft.) over the property lines or into an SRW area.

Note to Applicant: Door swings into the lane. Ensure it does not exceed allowable limits (see landscape plan and sheet RZ-204).

(ii) Proposed Class B loading within Statutory Right of Way GC159465.

Note to Applicant: This SRW is for the general public to pass through and over the SRW area with or without vehicles for purposes that include maneuvering vehicles. The owner of the lands is not permitted to build in a way that restricts access to the City SRW area.

(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 *Commercial Drive Streetscape Design Guidelines*.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The *Streetscape Design Guidelines* are viewable online at

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

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

1.16 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.

1.17 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.

1.18 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>

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

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

Building grade design is in the preliminary state. Finalized building grades are required prior to development permit application.

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

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

Social Service Facility

- 1.20 Construction and delivery of a turnkey social service facility with a total area of a minimum of 805 sq. m (8,665 sq. ft.) of gross floor area all on one floor and not including shared access and entry, service and utility spaces. The social facility will be delivered fully fit, finished and equipped (FF&E) including installed fixtures, finishes, millwork, and installed appliances and equipment but not including loose furnishings, moveable items, small appliances, program or operating supplies. Design development to ensure that the social service facility meets the intent of the forthcoming detailed functional program to be provided by the City and is designed in accordance with the City's *Facilities Standard Manual* (2024) and *Social Facility Technical Guidelines* (2024) as may be amended or replaced, all to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

Note to Applicant: The space will provide flexibility for programming and service delivery, social and cultural use, and ancillary uses including office and storage for future non-profit organization operator(s). Fit and finish to provide for a range of services and programs and cultural uses, including a commercial-teaching hybrid kitchen with Type 1

hood ventilation that can deliver community programming, food preparation and meal services.

Note to Applicant: Ensure that drawings denote programmable area breakdowns for the social service facility and indicate other associated areas for the exclusive and dedicated use of the City-leased premises including but not limited to: bicycle parking, loading bay(s), bicycle storage room(s), end-of-trip facility, waste and recycling room(s), janitor room(s), mechanical, electrical, data, communication, security, and any other utility room(s) as required.

- 1.21 Design development of the social services facility with a strong visual identity and ground-level entrance, distinct street-level presence and visibility from Broadway and/or Commercial Drive, including prominent identification signage (consistent with the scale of the building streetscape).
- 1.22 Design development of the social services facility to maximize daylight access, be universally accessible for peoples with disabilities.

Note to Applicant: Confirm in section drawings that Social Service Facility slab-to slab height allows sufficient space for mechanical and electrical equipment to maintain minimum 3.0 m (10 ft.) clear ceiling height in multipurpose spaces, a minimum 2.44 m (8 ft.) clear ceiling height in offices and at any localized ceiling drops throughout the Social Service Facility space.

Note to Applicant: 3.7 m (12 ft.) floor-to-floor height recommended to ensure minimum clear ceiling heights will be achieved.

Note to Applicant: Structural design to allow for maximum usage of open floor space, reduce impact on sight lines, and reduce impact of structural members on standard furniture layouts and programming in all multipurpose spaces.

Note to Applicant: Sound insulation in walls between multipurpose spaces and between multipurpose spaces and other spaces such as administration, commercial kitchen and dining spaces.

Note to Applicant: Design development to ensure provision of adequate storage spaces within or convenient to all flexible/multipurpose program spaces.

- 1.23 Provide written Design Concept (Basis for Design) for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed to by the owner/applicant and the City of Vancouver for review and acceptance prior to release of the development permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the separate mechanical and electrical systems for the social service facility comprising the City's leased premises. These systems are to be independent from the rest of the development with secured utility and service rooms to safely accommodate equipment serving the social service facility. The utilities for the social service facility are required to be separately metered, and the monitoring systems (DCC, network, security, etc.) are required to be separately monitored.

Note to Applicant: HVAC and Mechanical Systems must allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging.

Note to Applicant: Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

- 1.24 Provide a direct and barrier-free route from covered loading, garbage and recycling and other utility/service areas to shared elevator(s), vehicle and bicycle parking, mechanical and electrical room(s)
- 1.25 Provide vehicle and bicycle parking as required by Parking By-law 6059.
- 1.26 Design development for provision of pick-up and drop-off area for exclusive use by the social service facility users.
- 1.27 City and users of the City's leased premises to have shared access and use of a Class B Loading Space serving the commercial space, and the lease agreement shall provide for such access.

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 statutory right-of-way (SRW) for public life use over a portion of the site as follows:
 - (a) adjacent to East Broadway to achieve a 7.6 m (25 ft.) offset distance from the back of the existing curb to the building face; and
 - (b) adjacent to Commercial Drive, to achieve a 7.6 m (25 ft.) offset distance from the back of the existing curb to the building face for the minimum of 11.2 m (37 ft.) from north property line.

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.

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.

The SRW areas identified in Conditions 2.1 and 2.2 do not overlap. For clarity, the 7.6 m offset area requested in Condition 2.1 should cover the 2.1 m beyond the 5.5 m offset areas requested in Condition 2.2.

Engineering

- 2.2 Provision of a SRW for public pedestrian use over a portion of the site, adjacent to East Broadway and Commercial Drive, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

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

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.

- 2.3 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Volumetric Statutory Right of Way (SRW) in favour of the City, to accommodate potential expansion of the Commercial-Broadway SkyTrain Station platform.

Note to Applicant: The Applicant agrees to limit building components at approximately the 2nd and 3rd floor levels along the entire eastern edge of the site. Additionally, spatial provisions may be necessary for construction, structural support, access, etc. along the eastern edge of the site near Broadway and/or the lane to allow for both an interim and future use of the space, on a timeline determined by the City of Vancouver in consultation with TransLink, all parties acting reasonably.

This agreement can be facilitated with the registration of a blanket SRW with accompanying sketch and modified to a surveyed volumetric area upon completion of construction.

Upon finalization of the requirements of TransLink, it is understood that there may be a revision to the requirements of the CD-1 By-law, necessitating a future rezoning amendment application process.

Contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for additional information, and design guidance.

- 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 December 4, 2025, 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 the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 2516 Commercial Drive and 1704 East Broadway does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 525 mm STM sewers in the Commercial Drive.

The City of Vancouver Council has approved a Vancouver Building By-law change that went into effect on January 1, 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 East Broadway adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (v) 50 mm depth mill and inlay, from the integral concrete curb and slab (bus pad) to centerline, along the development site's frontage.
- (d) Provision of street improvements with appropriate transitions, along Commercial Drive adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (v) Full-depth road reconstruction from curb to centerline along the development site's frontage.

Note to Applicant: Road reconstruction on Commercial Drive to meet City higher-zoned, arterial, and bus lane standards.

- (e) Provision of street improvements with appropriate transitions, along the lane north of East 10th Avenue 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 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 Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) 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: 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.

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

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

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

- (i) 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.

- (j) Provision of new electrical service cabinet/kiosk on Commercial Drive if City's existing street lighting service (6725KIE) affixed to BC Hydro poles in the lane south of development site to be removed/relocated due to development's requirement.

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

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

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

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

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

- 2.5 Provision of letter consent in writing from the South Coast British Columbia Transportation Authority ("TransLink"), confirming that TransLink is satisfied that the impacts to traffic and safety on TransLink's services and infrastructure that may arise from the development have been addressed or mitigated to the reasonable satisfaction of TransLink.

Note to Applicant: Applicant is advised to contact TransLink (AIDreview@translink.ca) with regard to Limits of Approach and construction activities adjacent TransLink infrastructure at <https://www.translink.ca/about-us/doing-business-with-translink/real-estate#adjacent-and-integrated-developments>

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as Class B for-profit affordable rental housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:
 - (a) A no separate-sales covenant is required.
 - (b) A no stratification covenant is required.
 - (c) None of the units are to be rented for less than 90 consecutive days at a time.

- (d) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A (e) of the Vancouver Development Cost Levy By-Law.
- (e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy.

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.

Public Art

- 2.7 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 B1, 60% cash-in-lieu of art. Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Environmental 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.

Social Service Facility

- 2.9 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, in consultation with the General

Manager of Real Estate, Environment and Facilities Management, for the provision, at no cost to the City, of a turn-key social service facility, which will be leased to the City for a nominal cost. The social service facility must meet the City's specifications and program requirements for a range of social-serving and cultural organizations use for administrative, programming and services use, as set out in greater detail in Conditions 1.20 to 1.27 hereof. To secure this condition, the applicant will enter into one or more agreements with the City that include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construct and deliver a turnkey fit, finished, and equipped (FF&E) social service facility which meets the City's Social Facility Technical Guidelines (2024), the Facilities Standard Manual (2024), as may be amended or replaced, and other City guidelines and standards that are applicable at the time of the issuance of a building permit that permits development of the above-grade portions of the social service facility;
- (b) The social service facility will have an indoor area of no less than 805 sq. m (8,665 sq. ft.) of gross programable indoor space, all on one level, and of a height not less than 12 ft. floor-to-floor;
- (c) The premises to be leased to the City containing the social service facility (the "Leased Premises") to be set out in the Lease Agreement (as defined below) will, in addition to the programmable indoor areas, include within such Leased Premises the following accessory spaces (collectively, the "Accessory Spaces"): an entrance with a street presence, garbage and recycling area(s), mechanical, electrical, data, communications and similar utility/service rooms, parking and bike parking, together with uninterrupted 24/7 access to and shared use of the commercial elevators and a shared Class B loading space, all with convenient, universally-accessible and safe access to the Social Service Facility entrance on the second level;
- (d) Obligation to negotiate and execute a long-term, legally binding lease agreement for the Leased Premises (the "Lease Agreement") on the City's standard form lease for non-profit social service facilities granting the City, as tenant, a lease of the Leased Premises, which shall include, without limitation, the following key terms:
 - (i) exclusive possession and use of the Leased Premises (including the Accessory Spaces) commencing upon the issuance of an occupancy permit for the social service facility;
 - (ii) a lease term of 60 years or the life of the building, whichever is greater;
 - (iii) \$1 prepaid net rent for the entire lease term;
 - (iv) a grant of all licence, easements, and/or rights of access necessary for the City and its users to use and operate the Leased Premises and Accessory Spaces for the intended purposes;
 - (v) provisions relating to insurance, indemnities, maintenance, repair and additional rent provisions, all to be satisfactory to the City;

- (vi) minimize the obligations of the social service 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 Social Service Facility or which are related to any part of the development for which the users or invitees of the Social Service Facility may (from time to time) have the use of and/or access to;
 - (vii) the City shall have the right to assign the Lease Agreement or sublet the Leased Premises or any portion thereof to a third party without requiring the landlord's consent;
 - (viii) the lease is to be registrable on title to the development lands and structured to survive changes of ownership, subdivision, and enforcement by the landlord's mortgagee; and
 - (ix) any other terms and conditions satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management;
- (e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), or other acceptable security to the City (in its sole discretion), provided to the City prior to building permit issuance, the amount of which will be the net present value of the lease and the cost of the tenant improvements settled as part of the agreements required prior to rezoning enactment. All LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy, as amended;
- Note to Applicant: The City's current Letter of Credit Policy can be found at: <https://policy.vancouver.ca/ADMIN032.pdf>;
- (f) The applicant will grant the City an option to lease, for a nominal rent, the social service facility, to be registered against title to the Lands, exercisable upon completion of the social service facility, which option to lease will require the applicant to lease to the City at a nominal cost the area containing the social service facility (being the Leased Premises, including all Accessory Spaces), generally on the terms and conditions set out above;
 - (g) Certain permit holds on the buildings (including development, building and occupancy permit holds) to be constructed on the site to ensure the completion of the design and construction of the social service facility and satisfactory acceptance of the social service facility by the City;
 - (h) Arrangements for notices in rental agreements, inclusion in marketing and disclosure documents, and signage on buildings, to notify residents that their dwelling unit is located in a building with a Social Service Facility that will include social services, and cultural organization uses and activities; and
 - (i) Such other terms and conditions as the Director of Legal Service and the General Manager of Arts, Culture and Community Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management, may in their sole discretion require.

Agreements

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

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

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

* * * * *

APPENDIX D
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2516 Commercial Drive and 1704 East Broadway [CD-1 #] [By-law #] C-3A”

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

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

“[CD-1#] [By-law #] 2516 Commercial Drive and 1704 East Broadway”

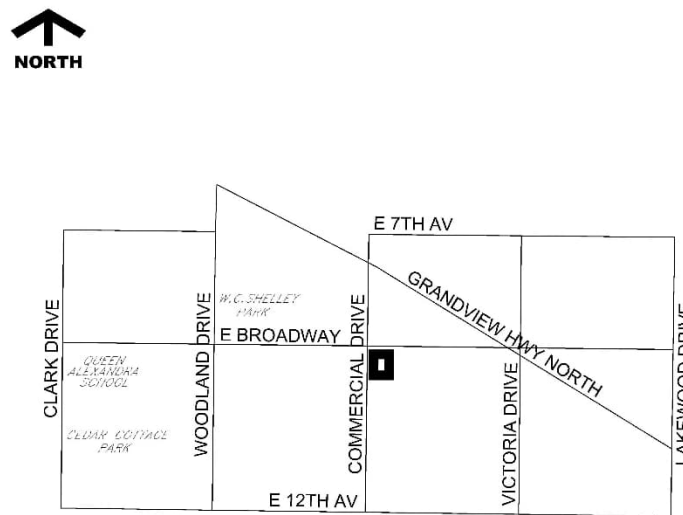
* * * * *

APPENDIX E ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	September 23, 2025	https://www.shapeyourcity.ca/2516-commercial-dr-and-1704-e-broadway
Postcard mailed	October 27, 2025	2,628 notices mailed (approximate)
Site sign installed	October 10, 2025	n/a
Online comment form	September 23, 2025 to May 14, 2026	51 submissions • 19 responses support • 25 responses opposed • 7 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 29, 2025 to November 11, 2025	4 submissions
Other input (phone calls, direct emails, etc.)	September 23, 2025 to May 14, 2026	2 submissions
Total webpage views	September 23, 2025 to May 14, 2026	953 page views
Total Submissions (Comments submitted + questions asked + other input methods)		57 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Building height:** The proposed building height and density is appropriate given its proximity to a very busy SkyTrain station.
- **Use:** The inclusion of a community-serving space leased to the City of Vancouver and commercial space helps improve the vibrancy and safety of the neighbourhood.
- **Rental housing:** The development contributes needed rental housing supply in the city.

Areas of concern:

- **Building height:** The proposed height is excessive and out of character with the existing neighbourhood. It will block mountain views from Trout Lake.
- **Infrastructure capacity:** The added density from the proposed development will put strain on local infrastructure, roads, parking, schools and community amenities.
- **Affordability:** The proposed market rental units do not sufficiently address the affordability needs of Vancouver residents.
- **SkyTrain:** The proximity of the proposed building may limit the potential expansion of the Commercial-Broadway SkyTrain station in the future.

Response to Public Comments

- **Building height:** The site is in Tier 1 of the *TOA Rezoning Policy*, which enables developments up to 20 storeys in height next to SkyTrain Stations. Although the proposed development exceeds the maximum height in the *Policy*, the site is adjacent to 1780 East Broadway, which was rezoned to enable three 36, 37 and 43 storey mixed-use residential towers near to the Commercial-Broadway SkyTrain Station. The proposed tower complies with the City's *Public Views Guidelines* and the *Solar Access Guidelines for Areas Outside of Downtown*.
- **Infrastructure capacity:** The *Grandview-Woodland Community Plan* includes a Public Benefits Strategy for delivering public amenities and infrastructure to address the renewal and growth needs of the Plan area. Amenities are funded in part by development contributions in the form of Development Cost Levies (DCLs) and Community Amenity Contributions (CACs). This project includes an in-kind CAC in the form of a community serving space, and it will contribute community benefits funding through DCLs and a Public Art contribution.
- **Affordability:** In consideration of the commercial space requirements and the proposed community-serving space, staff analysis of the project proforma indicated that delivering both below-market rental and a community serving space would significantly constrain project viability.
- **Proximity to SkyTrain:** To protect for the potential future expansion of the SkyTrain platform, staff have included conditions in Appendix B to allow for further discussions and design development between staff, the applicant and Translink.

Vancouver School Board Comments

		Capacity Utilization	
	Catchment	2025	2039
Elementary School	Laura Secord Elementary	105%	89%
Secondary School	Vancouver Technical Secondary	91%	81%

Future School Capacity Utilization Rates (2039)

Increased enrolment capacity is expected to become available at both elementary and secondary schools.

* * * * *

APPENDIX F HOUSING DATA

Figure 1: Progress Towards 10 Year Housing Vancouver Targets as of March 31, 2026

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 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: Market Rents in Newer Eastside Buildings, DCL By-Law Maximum Average Rents, Costs of Ownership and Household Income Served

		Newer Rental Buildings Eastside		DCL By-Law Maximum Averages - Eastside		Monthly Costs of Ownership for Median-Priced Apartment - Eastside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rents ¹	Average Household Income Served ⁴	2025 Maximum Average Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-Payment at 20%
Studio	422 sq. ft.	\$1,965	\$78,600	\$2,076	\$83,040	\$2,623	\$104,920	\$88,000
1-bed	536 sq. ft.	\$2,224	\$88,960	\$2,425	\$97,000	\$3,295	\$131,800	\$115,000
2-bed	727 sq. ft.	\$2,979	\$119,160	\$3,291	\$131,640	\$4,748	\$189,920	\$164,888
3-bed	931 sq. ft.	\$3,420	\$136,800	\$4,068	\$162,720	\$6,822	\$272,880	\$248,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Eastside of Vancouver.
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the October 2025 Rental Market Report, [for Westside / Downtown] plus 10%, and set in the Rental Incentive Programs Bulletin for the year 2026.
3. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside/Westside/Downtown in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2020 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

* * * * *

APPENDIX G PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$666,232
Utilities DCL ¹	\$2,004,066
CAC: Social Service Facility	\$9,000,000
Public Art ³	\$346,401
TOTAL	\$12,016,699

Other Benefits (non-quantifiable components): 207 rental housing units secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,318.4 sq. m (154,122 sq. ft.) of residential floor area, a social service facility and 1,130.0 sq. m (12,163 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 This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$2,643,312.

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 H REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
2516 Commercial Drive and 1704 East Broadway	PID 013-301-896	Lot J Block A of Block 162 District Lot 264A Plan 22144

Applicant Team

Applicant and Architect	DA Architects + Planners
Developer	Sidoo Properties
Property Owner	1704 E Broadway BC Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	1,098.2 sq. m (11,821 sq. ft.)	1,098.2 sq. m (11,821 sq. ft.)
Land Use	Commercial	Residential, Commercial, Office, Social Serving Space
Maximum FSR	3.0	14.8
Maximum Height	9.2 m (30 ft.)	91.7 m (301 ft.)
Floor Area	3,294.6 sq. m (35,463 sq. ft.)	16,253.4 sq. m (174,950 sq. ft.)
Unit Mix	N/A	25 studio units 103 1-bedroom 53 2-bedroom 26 3-bedroom 207 Total
Natural Assets	0 on-site by-law trees and 2 street trees	Street trees to be retained and additional trees planted. Approximately 13 on-site trees to be planted.