

5. CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway

Summary: For the site at 2538-2550 Birch Street and 1290-1298 West Broadway, to amend CD-1 (708) By-law No. 12179 for the site located at 2538-2550 Birch Street and 1290-1298 West Broadway. The proposal is to convert 202 rental units to 202 hotel rooms and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption. The proposal will continue to provide the minimum floor area for below-market rental housing secured in the previous rezoning application. No changes to the form of development are proposed.

Applicant: Arcadis Architects (Canada) Inc.

Referral: This relates to the report entitled “CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway”, dated June 30, 2026 (“Report”), referred to Public Hearing at the Council Meeting of July 14, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of 1061511 B.C. Ltd.¹, the registered owners of the lands located at 2538-2550 Birch Street and 1290-1298 West Broadway [*PID 030-417-261; Lot 1 Block 353 District Lot 526 Group 1 New Westminster District Plan EPP81033*], to amend the text of CD-1 (Comprehensive Development) District (708) By-law No. 12179, to convert 202 rental units to 202 hotel rooms, to retain the minimum required floor area for below-market rental housing, and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received November 20, 2025 and supplemental plans received April 22, 2026;

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

¹ Beneficially owned and controlled by Jameson Broadway & Birch Limited Partnership.

- B. THAT subject to approval in principle of the CD-1 text amendment and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 text amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A to B 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 following the Public Hearing 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.

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