



CD-1 (708)

Text Amendment

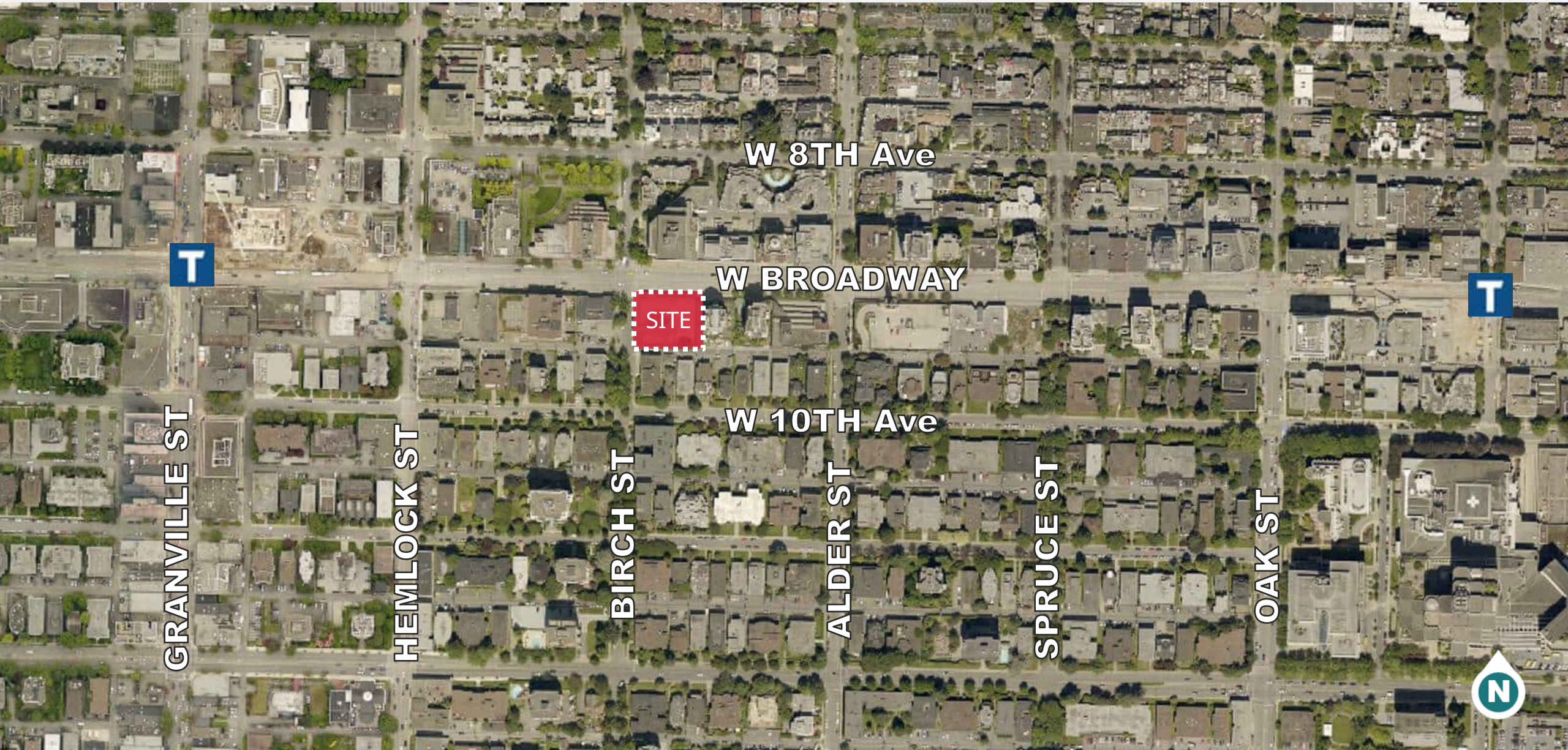
2538-2550 Birch Street and
1290-1298 West Broadway

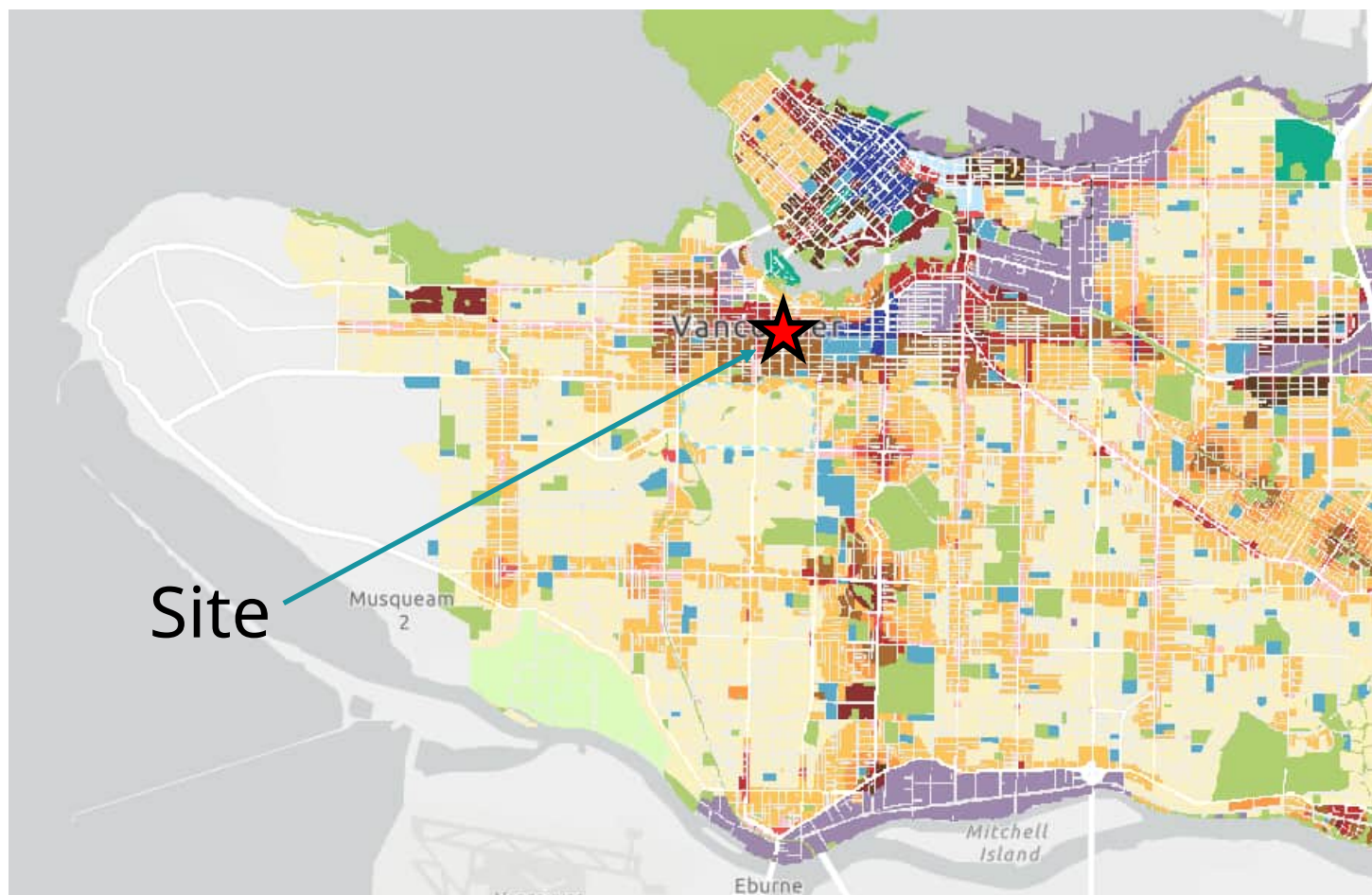
PUBLIC HEARING July 23, 2026

Recommend **Support**

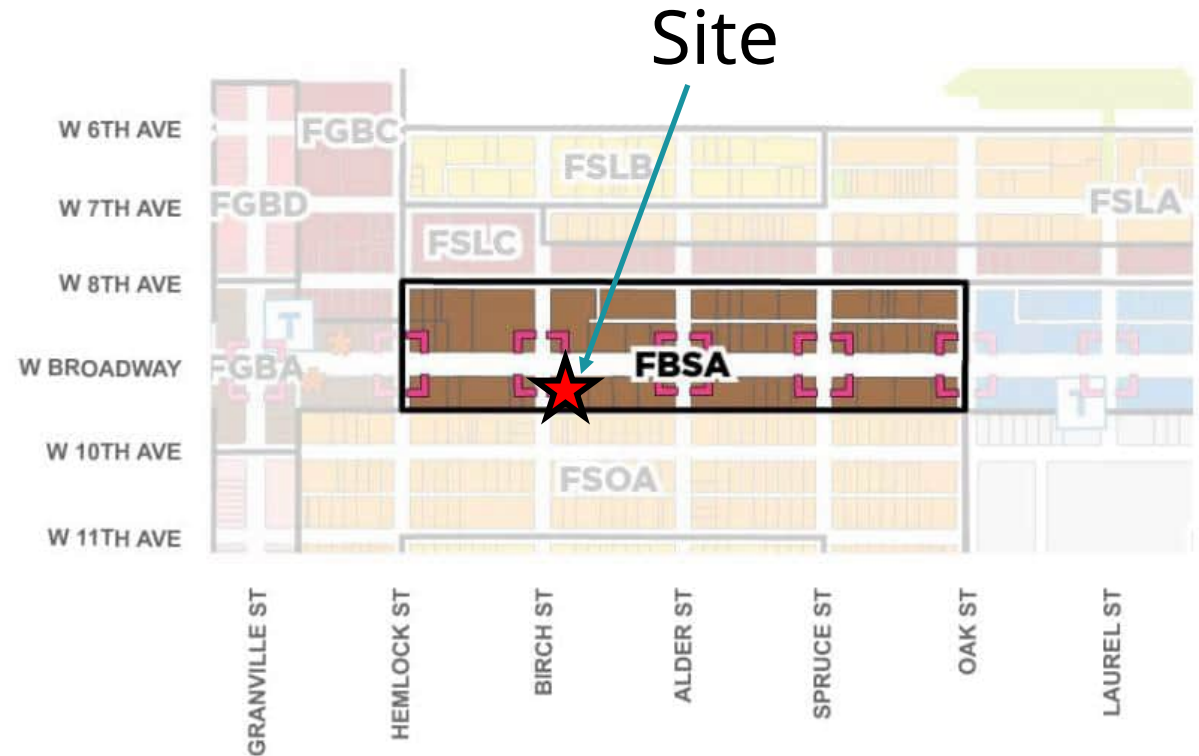


Public Hearing | CD-1 Rezoning: 2538-2550 Birch Street and 1290-1298 West Broadway





 Mixed-Use – High-Rise 2 Generalized Land Use Designation





History of Rezoning Applications on the Site

1 Original Rezoning Application (enacted in 2018)

- **16-storey** mixed-use building with commercial at grade
- 153 market rental units

2 Second Rezoning Application (enacted in 2020)

- **27-storey** mixed-use building with 258 rental units (22% of residential floor area as MIR units)
- BC Housing covenant on title requiring the building remain as long-term rentals
- **Construction nearly complete**

3 Current Rezoning Application (initial submission in 2025, revised submission April 2026)

First submission: convert 200 rental housing units to Temporary Accommodation for Medical Care (TAMC) units

- Maintain minimum required floor area of BMR units

Revised submission: convert 202 rental housing units to hotel rooms

- Maintain minimum required floor area of BMR units



Summary of Proposed Changes to CD-1 (708)

Rental housing	258 rental units with 22% MIR units 56 BMR units
Hotel use	202 hotel rooms
Density	10.55 FSR 11.4 FSR
Details	Building not yet occupied

Next Steps (If Approved)

- Discharge of BC Housing covenant prior to by-law enactment
- Development permit and building permit process for change of use and to ensure compliance with VBBL for hotel use



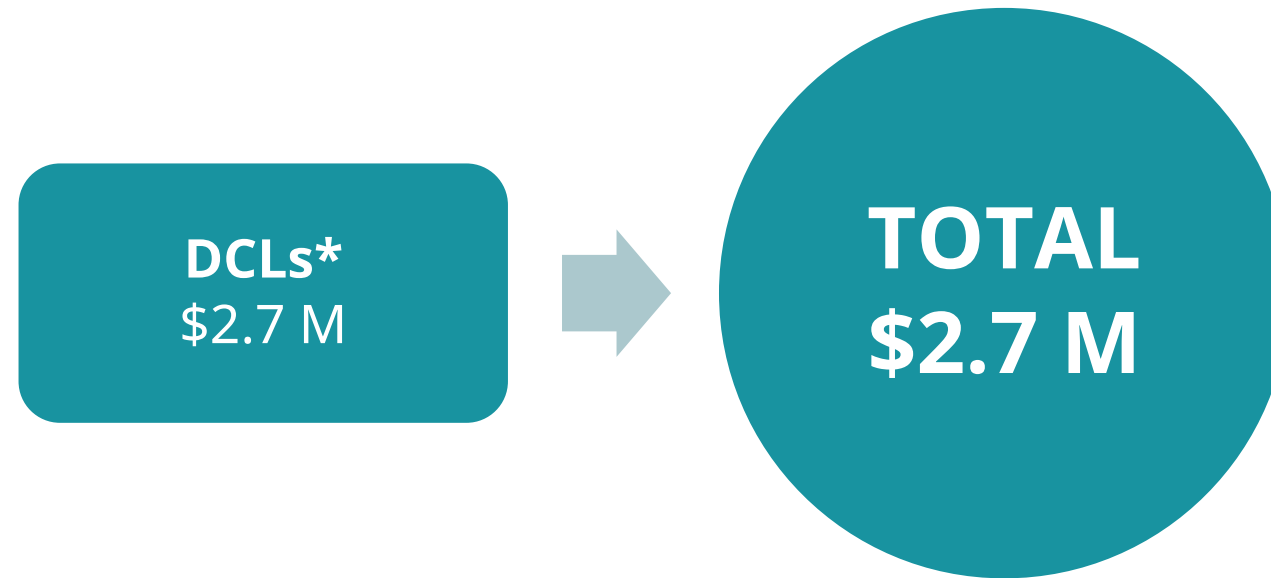


Support:

- **Initial proposal for medical accommodation**

Concerns:

- **Loss of rental housing for hotel rooms**
- **Misuse of financial incentives and developer financial mismanagement**
- **Planning process**



*DCLs to be paid on proposed hotel floor area which was previously eligible for a DCL waiver

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- Staff support, subject to Appendix B

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