



COUNCIL REPORT

Report Date: July 7, 2026
Contact: Bryan Wong
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Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1031-1039 Burnaby Street

Recommendations

A. THAT the application by Urban Solutions Ltd., on behalf of:

- Radio City Investments Ltd. the registered owner of the lands located at 1031 Burnaby Street [*PID 015-749-355; Lot 15 Block 11 District Lot 185 Plan 92*], and
- Francis Drake Holdings Ltd., the registered owner of the lands located at 1039 Burnaby Street [*PID 015-749-347; Lot 14 Block 11 District Lot 185 Plan 92*],

to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.2 to 12.0 and increase the maximum building height from 58.0 m (190 ft.) to 91.4 m (300 ft.) to permit the development of a 32-storey residential building containing 329 rental units, with a minimum of 20% of the total residential floor area for social housing, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd., received August 1, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and 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 shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1031-1039 Burnaby Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 32-storey residential building containing 329 rental units, with a minimum of 20% of the total residential floor area for social housing.

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

This application is consistent with the *Vancouver Official Development Plan* and the *West End Community Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

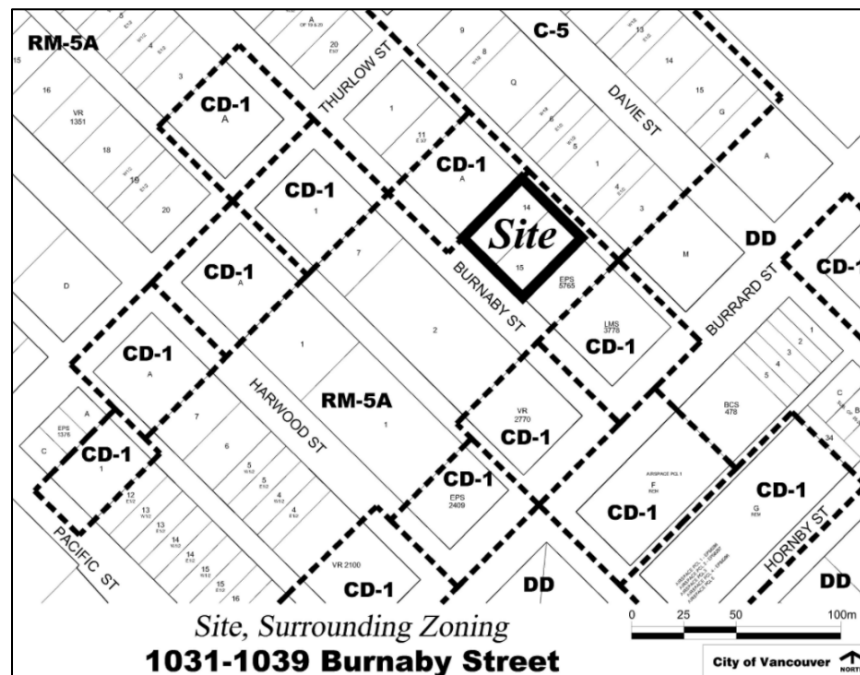
Context and Background

1. Site and Context

The subject site is comprised of two parcels located on Burnaby Street between Thurlow and Burrard Streets (see Figure 1).

The site is currently developed with two three-storey apartment buildings constructed in 1953, containing 47 units of primary rental housing, and 27 tenancies are eligible for tenant protection under the *Tenant Relocation and Protection Policy (TRPP)*. The site is south of Davie Village, surrounding properties are zoned RM-5A or CD-1, and the area is undergoing significant change, with buildings approved or under construction for up to 33 storeys along Harwood Street and up to 57 storeys along Burrard Street.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Residential High-Rise 2 for high-rise residential apartments above 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- **West End Community Plan (Plan) and Rezoning Policy (Rezoning Policy):** The site is located within the Burrard Corridor of the *Plan*, commercial and residential uses are supported, and increased height and density can be considered for the provision of additional housing. Neither the *Plan* nor the *West End Rezoning Policy* establishes a density limit for this area. Instead, achievable density is guided by the maximum building height of 91.4 m (300 ft.) and urban design performance.

The site is located in Area E of the *Rezoning Policy* which supports residential uses, where at least 20% of the total floor area is for social housing or 100% of the residential floor area is for secured rental housing with a minimum for below-market rental housing. This application proposes 329 units of market rental housing with a minimum of 20% of the total floor area for social housing.

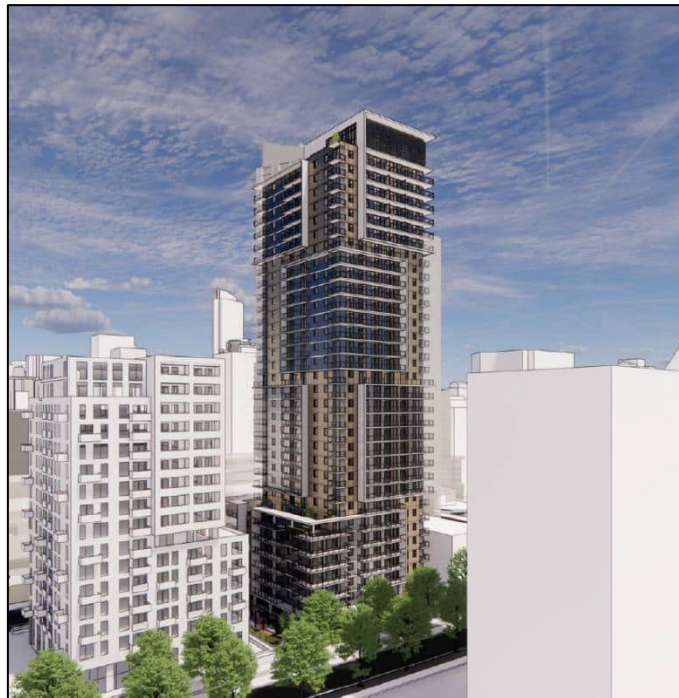
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent *Housing Needs Report*, and the housing information on which it is based. The most recent *Housing Needs Report* amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 32-storey residential building containing 329 rental units of which a minimum of 20% of the total residential floor area is for social housing (Figure 2). Indoor and outdoor amenity space is proposed on the ground floor and atop of the podium and tower rooftops. The proposed maximum building height is 91.4 m (300 ft.) and the floor space ratio (FSR) is 12.0. Parking spaces, loading spaces, and bicycle spaces are proposed in seven levels of underground parking, accessed from the lane.

Figure 2: Project Perspective Looking Northeast from Burnaby Street



2. Form of Development

In assessing the urban design performance, staff reviewed the proposal against the built form expectations of the *West End Community Plan*, *West End Rezoning Policy* and *West End Tower Form, Siting and Setbacks Bulletin (Bulletin)*. The *Bulletin* establishes urban design criteria with guidance on tower typologies, sitting, massing, solar access, tower width and separation and building articulation.

This application is consistent with the *Plan's* objectives for use, density, height, and tower floor plate size. Figure 3 summarizes the key urban design policy objectives.

Shadowing: This application would result in approximately 10% additional shadowing on the north sidewalk of the Davie Village during the fall equinox between 1:30 p.m. and 4:00 p.m., based on the solar analysis in accordance with the *Solar Access Guidelines for the Downtown Peninsula*. Shadow impacts are measured as a percentage of the sidewalk area, from the curb to the existing building faces, within the Davie Village study area, which comprises approximately three block faces along Davie Street.

In combination with existing shadowing conditions, the proposal would result in a cumulative shadow impact of approximately 23% on Davie Village. Analysis undertaken by both staff and the applicant indicates that eliminating the additional shadowing would require a reduction of approximately half of the proposed tower height, simultaneously reducing the secured rental and social housing units that could be delivered.

The proposal seeks a relaxation to permit the additional shadow impact in exchange for securing 20% of the residential floor area as social housing.

Staff have evaluated the proposed increase in shadow impacts in the context of the significant public benefit delivered by the project, including the provision of secured rental and social housing, and public realm improvements. On balance, staff support the proposed relaxation, recognizing that eliminating additional shadowing would require a substantial reduction in the project's housing benefits.

Tower Separation: The application proposes a reduction in the rear setback from 12.2 m (40 ft.) down to 9.7 m (32 ft.) from the lane centreline. Staff support this reduction as the property across the lane, located within Davie Village, would only be eligible for tower development if proposed as 100% social housing; accordingly, the likelihood of a future tower on that site is considered low.

The setback from the east property line is also reduced from 12.2 m (40 ft.) to 3.7 m (12 ft.). Staff support this reduction as it would not preclude future tower development on the adjacent sites to the east.

Podium Floor Plate Size: The *Plan* anticipates a podium floor plate that is a maximum 15% larger than the expected tower floor plate in a tower-in-the-park form. The proposed podium floor plate represents approximately 30% more than the tower floor plate size and exceeds the *Plan's* anticipated podium scale. Staff recommend reducing the podium floor plate size to better align with the *Plan's* expectations and to reinforce the West End character through extensive greenery and landscape opportunity, staff have included an urban design condition in Appendix B to address this refinement.

Figure 3: Urban Design Analysis Summary

Parameter	Policy	Proposal	Evaluation	Response
Floor Area and Density	No maximum	12.0 FSR	Additional massing bulk and shadowing on public realm.	The proposal aligns with the intent of the <i>Plan</i> objectives.
Height	91.4 m (300 ft.)	91.4 m (300 ft.)	Additional massing and bulk shadowing on Davie Village.	This proposal would result in additional shadowing on Davie Village during the fall equinox. Given the provision of rental and social housing, staff support this additional shadowing.
Shadowing	Should not introduce new shadowing on the north sidewalk of Davie Village on the fall equinox between 10 a.m. to 4 p.m.	10% additional shadowing on the north sidewalk of Davie Village on the fall equinox between 10 a.m. to 4 p.m.	Decreased solar access is shown to negatively impact the quality and character of Davie Village active commercial frontages and pedestrian experience.	
Tower Separation	<u>Rear setback:</u> 12.2 m (40 ft.) from center of the lane <u>East setback:</u> 12.2 m (40 ft.)	<u>Rear setback:</u> 9.7 m (32 ft.) from center of the lane <u>East setback:</u> 3.7 m (12 ft.)	Livability and redevelopment potential of neighbouring properties.	Staff support rear setback reduction as the site across the lane has limited tower opportunity based on the policy. East setback reduction is also supportable as it would not limit future tower development on neighbouring property.
Podium Floor Plate	705 sq. m (7,590 sq. ft.) 15% more than tower floor plate size	790 sq. m (8,500 sq. ft.) 30% more than tower floor plate size	Additional bulk and massing reducing the greenery and landscape opportunity on the ground level.	Rezoning Condition 1.1 seeks to refine the podium floor plate size to better align with the <i>Plan's</i> expectations.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the *Plan*.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Two on-site trees and zero street trees are proposed for removal. Approximately 22 new on-site and street trees are proposed. See Appendix B for landscape and tree conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

Summary: Staff reviewed the site-specific conditions and determined that while the additional height and density are supported by social housing, it also results in urban design impacts including additional shadowing on Davie Village. Staff consider that the provision of secured social housing within the neighbourhood constitutes a substantive public benefit that may support consideration of the proposed relaxation.

3. Housing

This application, if approved, would add 329 units to the City's inventory of rental housing, including approximately 271 market rental units and 58 social housing units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix D).

- **Housing Mix:** The project proposes 43.8% 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 in both the market rental and social housing portions.
- **Average Rents and Income Thresholds:** The proposed market rental and social housing units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 3, Appendix D.
- **Social Housing Affordability:** The social housing units will meet the City's definition of social housing, which requires at least 30% of such units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. The rental rates for such units will also be no higher than 30% of the household income.
- **Social Housing Operator:** The applicant will be required to transfer ownership of the social housing air space parcel to a non-profit corporation as approved by the City, prior to occupancy permit issuance.
- **Security of Tenure:** Should the rezoning be approved, a Housing Agreement will secure all the rental units for the longer of 60 years and the life of the building. A separate Housing Agreement will also secure all the social housing units for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site contains 47 units of primary rental housing. 27 of these tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP prior to Development Permit issuance. Staff have prepared a draft TRP that reflects the

Broadway Plan tenant protections, summarised in Appendix E of this report.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1031-1039-burnaby>.

In total, approximately 35 submissions were received. Comments supported new rental housing, neighbourhood fit, and design quality, while concerns focused on building height, sunlight loss, neighbourhood livability, and traffic and parking pressures. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** Based on the rates in effect on December 2025, it is expected that the project will pay a DCL of \$5,391,760. Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and given the cost of securing the rental housing units including the 20% of the residential floor area for social housing, have determined no CAC is expected.
- **Public Art:** The public art contribution is estimated to be \$328,751 based on the non-social housing portion of the residential floor area and the current 2016 rate. Social housing that meets the applicable definitions is exempt from public art contributions.

Financial Implications

This project is expected to provide 329 rental units, with a minimum of 20% of the total residential floor area for social housing, DCLs as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan* and the *West End Community Plan*. The General

Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
1031-1039 BURNABY STREET
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 A minimum of 20% of the total residential floor area must be social housing.
- 4.2 The design and layout of at least 35% of the total number of secured market rental dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.3 The design and layout of at least 35% of the total number of social housing dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,606.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 12.0.
- 5.3 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.
- 5.4 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.
- 5.5 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.

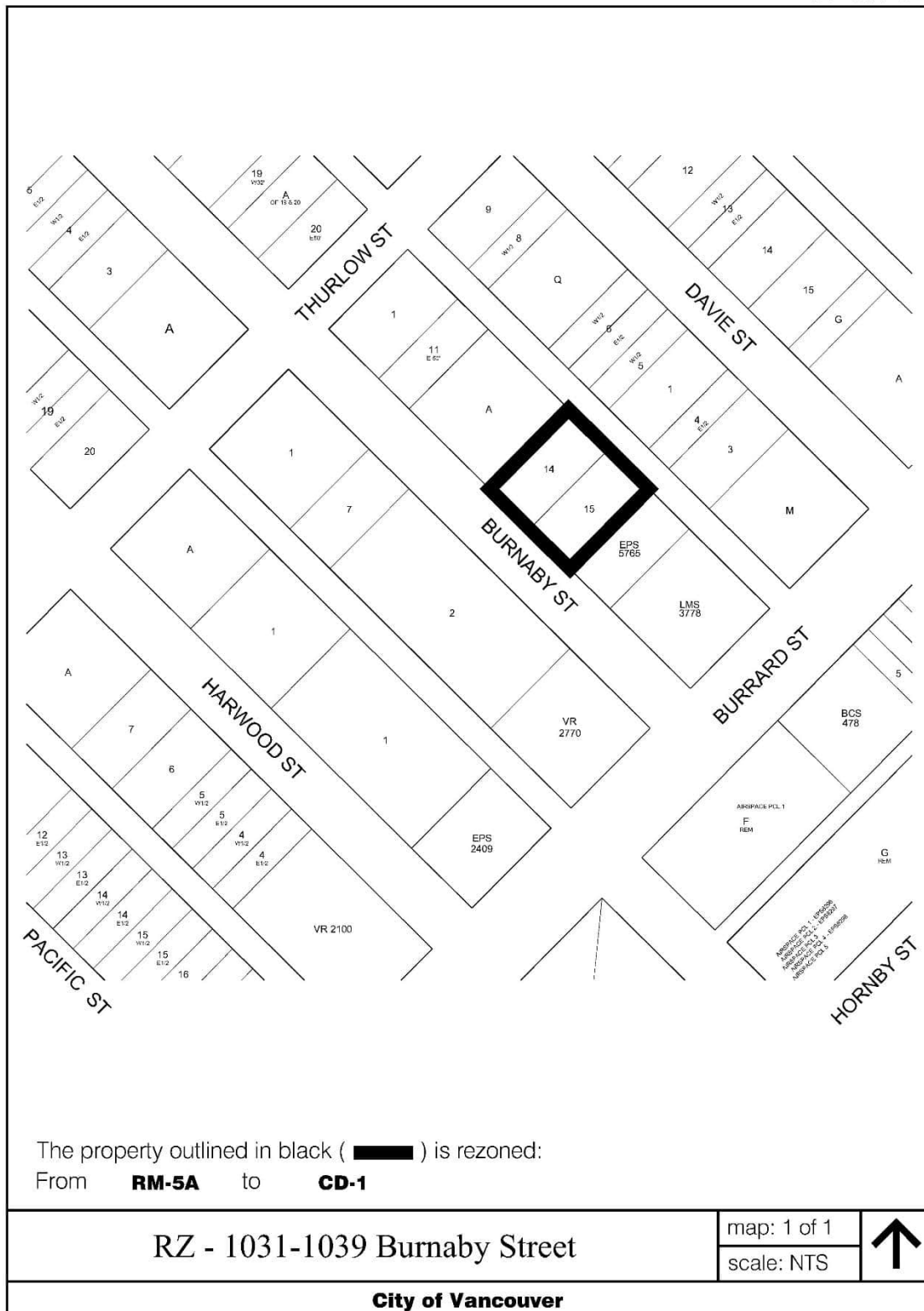
- 5.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the social housing dwelling units as storage area.

Building Height

- 6.1 Building height must not exceed 91.4 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

Schedule A

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APPENDIX B 1031-1039 BURNABY STREET CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing 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 Urban Solutions Architecture Ltd., received on August 1, 2025.

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

Urban Design

- 1.1 Design development to improve the overall building form and architectural expression, and reduce the perceived bulk of the building massing.

- (a) Reducing the podium massing and strengthening the extensive landscape opportunity at grade: and

Note to Applicant: In accordance with Section 4.3.4 of the *West End – Tower Form, Siting and Setbacks Bulletin*, a “tower in park” typologies is anticipated, the base of the tower may be up to 15% larger than the floor plates above a height of 18.3 m (60 ft.), reduce the base of the tower floor plate size to align with the plan’s expectations

- (b) Simplify the overall architectural expression and articulation of the building massing and façade.

Note to Applicant: Explore further refinement of the tower façades to reinforce a slender tower expression. Continuous balconies and projecting edge elements should be carefully considered and refined to reduce the perceived bulk of the tower form.

- 1.2 Design development to explore parking underground setback to more functioning on site open space to facilitate deep soil planters for trees. Refer to Landscape Condition 1.4.

- 1.3 Design development to provide a larger more functional common amenity spaces to support the large number of residents as follows:

- (a) Provision of a functional children’s outdoor play area with sufficient solar access to the space;

- (b) Provide a direct point of access between indoor common amenity space and outdoor amenity space particularly for the children's play area; and

Note to Applicant: A high level of visible and physical access is required from indoor common amenity space to ensure the safe use of the children's play area.

- (c) Provision of the kitchenette and accessible washroom to the common amenity rooms spaces.

Note to Applicant: Refer also to Housing Condition 1.9.

Landscape

- 1.4 Demonstrate additional on-site improvements to enhance urban tree canopy. This can be achieved by:

- (a) Provide replacement tree planting focusing on opportunities to locate them on the ground and in the ground (off slab), particularly at the Burnaby Street frontage;
- (b) Retain Tree 2 as per Arborist Report; and
- (c) Provide additional tree planting at the midblock connection.

Note to Applicant: Underground setbacks are necessary to achieve some of the above and are expected to have minimal impact on parkade design with the deeper than average site depth.

- 1.5 Design development of the midblock connection as a POPS and to encourage public use. This can be achieved by:

- (a) Removing gated access or providing signage on gates indicating that the space is intended for public use;
- (b) To support food truck program, provide necessary hook ups (water, electric, grey water waste);
- (c) Consider designing primarily for passive uses such as trees and planting, movement through and seating;
- (d) Provide clear sightlines through from the sidewalk to the lane and include pedestrian lighting to improve comfort and safety; and
- (e) Clearly delineate communal outdoor amenity spaces at grade to avoid any confusion between publicly accessible spaces and those intended for building occupants.

- 1.6 Design development to enhance the public realm interface and provide universal accessibility on the Burnaby Street frontage. This can be achieved by:

- (a) Provide a universally accessible entry to the lobby; and

- (b) Design development to improve visual interest from the sidewalk by introducing more variety along the frontage. This includes reducing unnecessary planter walls, especially where tree planting off slab is possible. If planter walls are necessary, provide unique materials or wall treatments.
- 1.7 Design development of the Level 7 outdoor amenity to ensure it will function as an amenity for all residents with a wide variety of design features. Providing more space for social gathering, urban agriculture, increased planted areas with tree planting is encouraged.

Note to Applicant: The generous amount of outdoor play space may not adequately serve all residents; consider balancing it with other uses to support a wider range of activities.

Housing

- 1.8 The proposed unit mix, including 99 studio units (30.1 %), 86 one-bedroom units (26.1 %), 134 two-bedroom units (40.7 %) and 10 three-bedroom units (3.0 %) 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 that it does not go lower than 35% of the market rental units and 35% of the social housing units, designed to be suitable for families with children.

Note to Applicant: The proposed market rental and social housing unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and *TRPP* Bulletin. See Housing Condition 2.7.

- 1.9 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 (Section 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 (Section 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 (Section 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (Section 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.

Note to Applicant: Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Sustainability

- 1.10 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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 for *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.11 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>

- 1.12 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>

- 1.13 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.

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

- 1.15 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.

- 1.16 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.

- 1.17 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."; and
- (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";

(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 guy wires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) All proposed streetscape materials on City property to be City standard materials; and

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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

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

- 1.18 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies, include Class B loading.

- 1.19 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces;
- (b) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces; and
- (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

- 1.20 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.
- 1.21 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) Dimensions of columns and column encroachments into parking spaces;
 - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.22 Provision 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.

- 1.23 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site shall 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.

- 1.24 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Landscape

- 2.1 Provision of a surface Statutory Right-of-Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over midblock connection/POPS intended for public access and use.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 14 and 15, Block 11, District Lot 185, Plan 92 to create a single parcel.
- 2.3 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 KM Civil Consultants Ltd. dated June 25, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Burnaby Street. 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 1031 Burnaby Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 450 STM sewers in the Pantages Lane.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change that has taken 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, and appropriate transitions, along Burnaby Street adjacent to the site, including:

- (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

- (d) Provision of street improvements with appropriate transitions along Pantages Lane, adjacent to the site and appropriate transitions, including the following:

- (i) Full depth pavement reconstruction;

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

- (e) Provision of speed humps in the lane north of Burnaby Street between Burrard Street and Thurlow Street;

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

- (g) Provision of new or replacement duct banks that meets current City standard;

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

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

- (h) Provision of street trees where space permits; and

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 inches 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.

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

Housing

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing a minimum of 20% of the residential floor area in the new building to be constructed and delivered within a separate air space parcel (the "Social Housing Air Space Parcel") containing dwelling units that will be used only for the purpose of social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That the Social Housing Air Space Parcel and the social housing units therein will be legally and beneficially owned by an entity (the "Social Housing Air Space Parcel Owner") that is a non-profit corporation, as approved by the General Manager of Planning, Urban Design and Sustainability or successor in function, or by or on behalf of the City, one or more First Nations, one or more First Nation Corporations, the Province of British Columbia, or Canada as a single legal entity;
- (d) The social housing units will be used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (e) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
- (f) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Zoning and Development By-law No. 3575;
- (g) Requiring the applicant to or for the applicant to cause the Social Housing Air Space Parcel Owner to prepare and deliver to the City a Building Maintenance

Plan (the “Plan”) to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability, prior to the issuance of an occupancy permit for the new building, which Plan will include, at a minimum, the following elements:

- (i) A commitment to plan and carry out effective and efficient property management, maintenance and capital replacement of the Social Housing Air Space Parcel;
 - (ii) Ensure financial viability and sustainability of the property ensuring adequate income/funds to meet costs over the life of the Social Housing Air Space Parcel;
 - (iii) Require the Social Housing Air Space Parcel Owner to maintain a capital replacement reserve that is adequately funded from the operating budget (i.e. does not rely on government funding);
 - (iv) Require the Social Housing Air Space Parcel Owner to be responsible for the ongoing maintenance of the Social Housing Air Space Parcel over its full operational life; and
 - (v) Require the Plan, including the capital maintenance plan to be made available to the City for its review;
- (h) An occupancy hold restricting the issuance of an occupancy permit for the new building until such time as:
- (i) The Social Housing Air Space Parcel has been created and registered title therefor has been transferred to the Social Housing Air Space Parcel Owner and the Plan has been delivered to the City;
 - (ii) The City has been provided with a copy of the Purchase and Sale Agreement between the owner and the buyer of the Social Housing Air Space Parcel, including confirmation that the purchase price for the social housing air space parcel is no more than \$565 per square foot of gross floor area of the Social Housing Air Space Parcel; and
 - (iii) The City has been provided with:
 - 1. Written confirmation from the buyer of the Social Housing Air Space Parcel, confirming the buyer’s acknowledgement of the Purchase and Sale Agreement and that the sale of the Social Housing Air Space Parcel to the buyer was for an amount no greater than the maximum sale price per square foot as outlined in condition 2.4(h)(ii); and
 - 2. An assumption agreement from the buyer to the City, satisfactory to the Director of Legal Services, assuming all of the terms of the

Housing Agreement including the affordability requirements for the social housing units in the Social Housing Air Space Parcel; and

- (i) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

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

- 2.5 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 that are not contained within the Social Housing Air Space Parcel as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into an agreement and Section 219 Covenant to ensure the use and access of the common indoor and outdoor amenity spaces, located on the plans submitted for rezoning and designated as “amenity”, shall be shared and made available to all residential occupants and/or tenants of the market rental and social housing portions as a common space in perpetuity.

- 2.7 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application;
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each

eligible tenant;

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan; and

Note to Applicant: If a long period of time elapses between Council Decision and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

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

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

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

Environmental Services

- 2.9 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.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required

Agreements

Note to Applicant: 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 Covenants 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

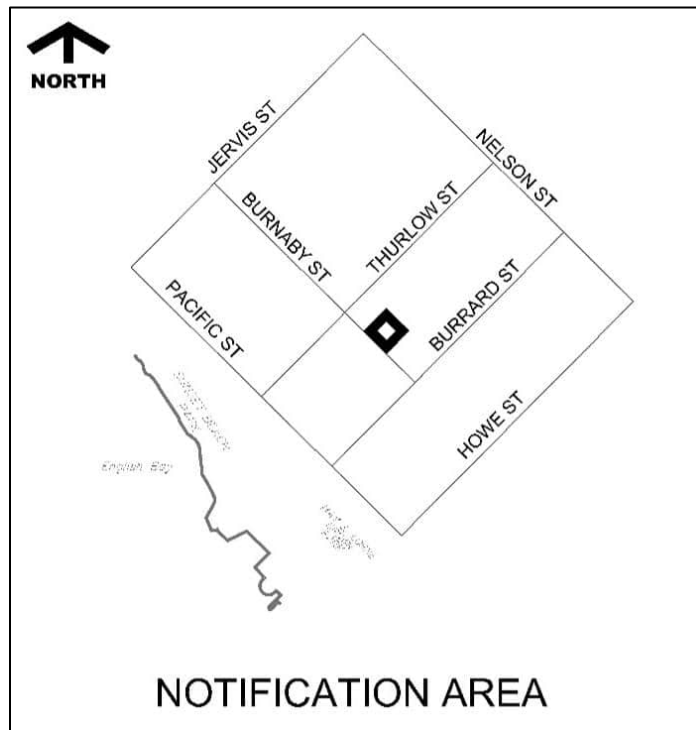
APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 630 page views were recorded. A total of 35 comments were received with 10 comments in support for new rental housing, neighbourhood it, and design quality, and 16 expressing concerns about building height, sunlight loss, neighbourhood livability, and traffic and parking pressures.

Event	Date(s)	Details
Webpage published	November 11, 2025	https://www.shapeyourcity.ca/1031-1039-burnaby
Postcard mailed	January 5, 2026	9,899 notices mailed (approximate)
Site sign installed	December 11, 2025	n/a
Online comment form	November 2025 to April 2026	28 submissions • 10 responses support • 16 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 7, 2026 to January 20, 2026	0 submissions
Other input (phone calls, direct emails, etc.)	November 11, 2025 to April 24, 2026	7 submissions
Total webpage views	November 11, 2025 to April 24, 2026	630 page views
Total Submissions (Comments submitted + questions asked + other input methods)		35 submissions

Map of Notification Area



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

Areas of support:

- **Housing supply:** Respondents supported the proposal for increasing secured rental housing and renewing aging rental stock in the West End, where many buildings are nearing the end of their lifespan.
- **Location:** The proposal was seen as a good fit for the West End and supported thoughtful growth that aligns with the neighbourhood's on-going evolution and long-term aspirations.

Areas of concern:

- **Building height:** The proposed building height was viewed as excessive for a narrow residential street and out of scale with surrounding development, with concerns about shadowing and loss of sunlight.
- **Neighbourhood impact:** Respondents expressed concern that ongoing and overlapping redevelopment could erode the West End's character, disrupt residents, and reduce long-term livability due to noise, construction, and excessive density.

- **Traffic, parking, and access:** Concerns were expressed that added density would worsen traffic congestion, reduce availability of street parking, and limit curbside access, particularly affecting seniors and people with mobility needs.

Response to Public Comments

- Building height: Rezoning conditions have been added requiring the proposal to improve the overall building form, architectural expression, and reduce the perceived bulk of the building massing and through further refinement of the tower façades to reinforce a slender tower expression.
- Neighbourhood impact: The site is located within the Burrard Corridor of the *West End Community Plan (Plan)*. The *Plan* identifies the Georgia and Burrard Corridors as the newer areas of the community where the majority of new housing and job space has been built over the past 40 years. These areas are well served by transit, services and amenities, and were envisioned by the *Plan* to provide additional opportunities to accommodate job space and housing that meet the needs of the community. This proposal complies with the *Plan* by adding 329 units of rental housing, including approximately 271 market rental units and 58 social housing units. At the time of building permit issuance, the project will be required to obtain street use permissions and submit a mitigation plan to minimize street use during excavation and construction.
- Traffic, parking, and access: Rezoning conditions require improvements to address safety for all road users, with particular attention for improving conditions for individuals with accessibility needs. This includes installation of a new sidewalk with street lighting along Burnaby Street, repaving and speed hump installation within Pantages Lane, and the installation of parking signage on adjacent streets – all to enhance the flow of people. In addition, the site is located in close proximity to the frequent transit bus network, and the Yaletown-Roundhouse Canada Line Station.

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APPENDIX D HOUSING DATA

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) 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 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for as of March 31, 2026

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

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

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 downtown Vancouver at the time of occupancy permit issuance, for initial building occupancy.

Figure 3: Market Rents in Newer Downtown Buildings, Costs of Ownership, and Household Incomes Served

		Newer Rental Buildings Downtown		Monthly Costs of Ownership for Median-Priced Apartment – Downtown (with 20% down payment)		
Unit	Proposed Average Unit Size (All units) (sq. ft)	Average Market Rents ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	358	\$2,591	\$103,640	\$2,846	\$113,840	\$97,000
1-bed	450	\$2,732	\$109,280	\$3,701	\$148,040	\$131,100

2-bed	708	\$3,864	\$154,560	\$6,124	\$244,960	\$219,800
3-bed	962	\$5,157	\$206,280	\$10,420	\$416,800	\$390,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Downtown of Vancouver.
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Downtown in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).
3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Figure 4: Non-Market Unit Rents and Household Incomes Served (Downtown)

	Housing Income Limits	
Unit	Estimated Maximum Starting Rents (at 30% of HILs)¹	BC Housing - Household Income Limits
Studio	\$1,450	\$58,000
1-bed		
2-bed	\$1,800	\$72,000
3-bed	\$2,150	\$86,000

1. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.

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APPENDIX E
1031-1039 BURNABY STREET
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: • 4 months' rent for tenancies up to 5 years; • 5 months' rent for tenancies over 5 years and up to 10 years; • 6 months' rent for tenancies over 10 years and up to 20 years; • 12 months' rent for tenancies over 20 years and up to 30 years; • 18 months' rent for tenancies over 30 years and up to 40 years; and • 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (if applicable) (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed or one of the social housing units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$3,314,743
Utilities DCL ^{1,2}	\$2,077,017
Public Art ³	\$328,751
TOTAL	\$5,720,511

Other Benefits:

- 329 rental units, with a minimum of 20% of the total residential floor area must be used for social housing, 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 15,425.3 sq. m (166,036 sq. ft.) of residential floor area excluding 3,856.3 sq. m (41,509 sq. ft.) of social housing floor area.

² In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 3,856.3 sq. m (41,509 sq. ft.), the value of the expected exemption is estimated at \$1,347,931.

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.

³ Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

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APPENDIX G REZONING APPLICATION SUMMARY

Address	Property Identifiers (PIDs)	Legal Description
1031 Burnaby Street	015-749-355	Lot 15 Block 11 District Lot 185 Plan 92
1039 Burnaby Street	015-749-347	Lot 14 Block 11 District Lot 185 Plan 92

Applicant Information

Applicant	Urban Solutions Architecture Ltd.
Owners	Radio City Investments Ltd. and Francis Drake Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-5A	CD-1
Site Area	1,606.8 sq. m (17,295 sq. ft.)	1,606.8 sq. m (17,295 sq. ft.)
Land Use	Residential	Residential
Maximum Density	2.2 FSR	12.0 FSR
Floor Area	3,535.0 sq. m (38,050 sq. ft.)	19,281.6 sq. m (207,545 sq. ft.)
Maximum Height	58.0 m (190 ft.)	91.4 m (300 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 183 Bicycle Parking 543 Loading Spaces 7 Confirmed at development permit stage
Natural Assets	5 existing on-site by-law trees and 4 City trees	3 on-site trees to be retained 4 City trees to be retained 2 on-site trees to be removed 22 new on-site and City trees Confirmed at development permit stage

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