



COUNCIL REPORT

Report Date: July 7, 2026
Contact: Dr. Susanne Rühle
Contact No.: 604.326.4844
RTS No.: 19770
VanRIMS No.: 08-2000-20
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: 2345-2349 Main Street

Recommendation

THAT the application by Westbank Projects Corp., on behalf of City Ballet Academy of Vancouver Ltd., the registered owner of the lands located at 2345-2349 Main Street [*PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 21.3 and increase the maximum building height from 9.2 m (30 ft.) to 108.0 m (354 ft.), to permit the development of a 25-storey mixed-use building containing 305 units of Student Housing and 10 units of School – Arts or Self-Improvement Housing, space for School - Arts or Self-Improvement, and retail space on the ground floor, be referred back to staff.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 2345-2349 Main Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 25-storey mixed-use building with 315 units of Student and School – Arts or Self-Improvement Housing, underground space for School - Arts or Self-Improvement use to retain and expand the existing Goh Ballet Academy and retail space on the ground floor. The proposal includes conservation of the east and south façades of the *Vancouver Heritage Register (VHR)* listed Royal Bank of Canada Building (also known as the Goh Ballet Building).

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

This application is consistent with the *ODP* but is not consistent with the *Broadway Plan (Plan)* in several crucial aspects.

While there is potential for a positive student housing project, including aiding in supporting an important local cultural / educational organization, there are a number of critical elements that remain unresolved. Though some aspects or details of the project that require more work can be resolved at subsequent development phases, there are also serious, possibly unsolvable issues, including conflicts with building code requirements. On balance, there are too many unresolved or challenging issues to be a supportable project at the rezoning stage.

Staff recommend referring the application in its current form back to staff for the following reasons:

- **Site Frontage and Lot Depth** – The site has a limited frontage of 18.9 m (62 ft.) and a lot depth of 30.2 m (99 ft.) with no rear lane access, representing less than half of the expected frontage dimension of 45.7 m (150 ft.), presenting significant challenges to site access, livability, student safety and neighbourhood fit. It also significantly limits the feasibility of redevelopment of the adjacent properties.

Under *Plan* policy, the subject site in its current form is not considered a tower site, which means a maximum of six storeys and 3 FSR can be supported without land assembly to develop under existing zoning.

- **Tower setback and separation** – The project does not provide any tower separation to the north, south and west, which jeopardizes the viability of redevelopment for adjacent properties and impacts livability.
- **Livability and Tenure** – While a partnership with Goh Ballet Academy for a small portion of the units is positive, the proposal for student housing lacks sufficient clarity and commitment from a partnership with a BC Public post-secondary institution and offers no clear pathway to such a partnership at this time. Significant issues with the proposed unit sizes, floor-to-floor heights and general livability of the building would in student housing normally be mitigated by programmatic amenities and services offered by a post-secondary institution.

The lack of clear partnership with such a qualified post-secondary institution at this stage combined with the design issues of the building raises significant concerns about the effective management of the building and potential problematic and unintended impacts on the surrounding neighbourhood.

- **Loading and Parking** – No on-site loading or parking is proposed, including no accessible or visitor parking. While there are no minimum parking requirements for residential uses, accessible, visitor and loading requirements are required within the site as per Parking By-law. The application does also not include a viable plan for student pick up and drop off.

The proposal would have significant impacts on traffic and public, student and resident safety. It also creates public realm concerns if the project proceeds without land assembly and lane access. While parking and loading could be relaxed by the Director of Planning at the development permit stage, due to significant concerns, particularly around loading and safe student pick-up and drop-off, staff do not anticipate this relaxation would be approved.

Staff recommend referring this application back to staff to explore other alternatives to develop this site, including land assembly to enable this site to be able to accommodate a tower. Absent of a consolidation, staff can support a six-storey building with 3 FSR.

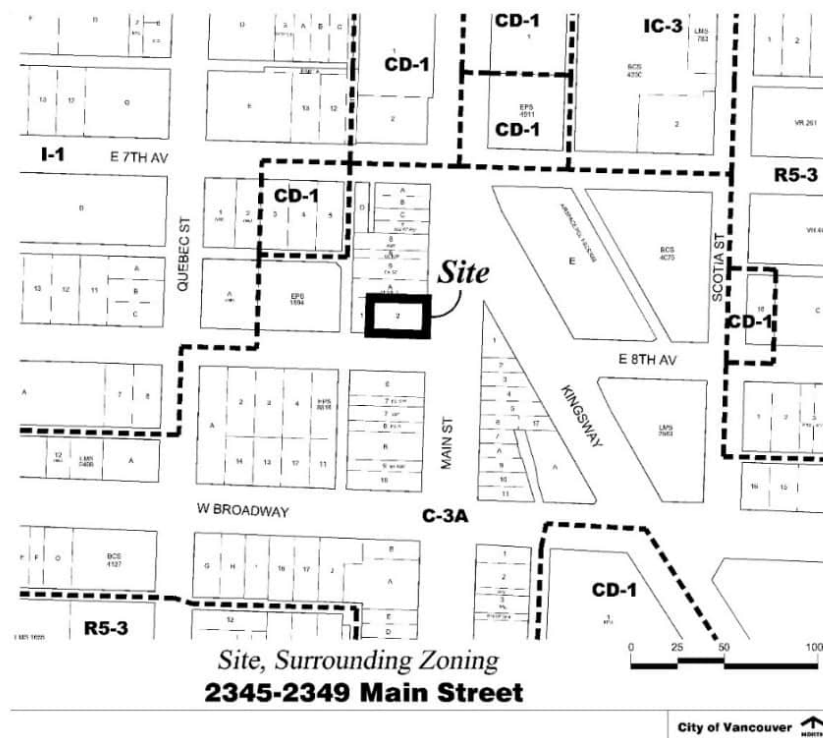
Staff are concerned about several significant form of development issues, which would have negative impacts on contextual fit and surrounding properties. The complexity and safety issues of unresolved loading, parking and student pick-up and drop-off and the lack of clarity of the student housing in advance of policy would potentially lead to this building functioning in an unintended and problematic manner.

If this project were to be approved by Council, staff are concerned that it would face serious, possibly unsolvable issues at the development and building permit stage, including conflicts with building code requirements.

Staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law in Appendix A and rezoning conditions in Appendix B, should Council consider it appropriate to either approve or refuse the proposed rezoning application, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer it back to staff.

A future public hearing would still be required to consider the heritage designation of the heritage building. Should this rezoning application be approved by Council, it would be conditional upon and cannot proceed unless Council also approves a separate heritage designation report for the east and south facades of the RBC heritage building. If Council refers this project back to staff, no further action is needed.

Figure 1: Site and Surrounding Zoning



Context and Background

1. Site and Context

The subject site is comprised of one parcel, located on the northwest corner of Main Street and East 8th Avenue (see Figure 1). The surrounding neighbourhood of Main Street Village in the heart of Mount Pleasant consists of heritage buildings, small independent storefronts, cafes and restaurants, strong presence of arts and culture, and the unique triangle block formed by Main Street/Kingsway/Broadway at the summit of “hilltown”. The iconic seven storey Lee Building is a prominent heritage building at the northwest corner of Main and Broadway. Main Street is a hub for socializing and gathering. The surrounding neighborhood consists mostly of low-rise residential buildings.

The site is currently developed with a two-storey heritage building constructed in 1912 (The Royal Bank of Canada (RBC) Building) and a one-storey building. The east and south heritage façades of the RBC building are proposed to be retained. Both buildings are occupied by Goh Ballet Academy, which has been at this location since 1985, and are often referred to by the Goh Ballet name.

The neighbourhood is undergoing significant change with future redevelopment as per the *Plan* and the Broadway Subway Skytrain extension. The future Mount Pleasant Station will be located 110 m to the south.

2. Policy Context

- **Vancouver Official Development Plan (ODP):** The Generalized Land Use designation is Mixed-Use High-Rise 1, which enables commercial buildings or mixed-use apartments in combination with non-residential uses in high-rise buildings up to 26 storeys, with non-dwelling uses at the ground level. Lower density forms are permitted.
- **Broadway Plan (the Plan):** This site is in Mount Pleasant in the Main Street Village – Area A for which the *Plan* generally does not consider rezoning applications in order to retain the low-rise shopping village character. Mixed-use development is enabled under the current C-3A or C-2C zoning, with a maximum height of six storeys and 3 FSR. In limited circumstances rezoning applications for tower forms can be considered in TOA Tiers 1 and 2 or for developments with heritage retention and cultural uses (see Policy Analysis below for further details).
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas Rezoning Policy (TOA Policy):** This site is within Tier 1 of the TOA of the future Mount Pleasant Broadway Subway Station and Tier 3 of the Great Northern Way - Emily Carr Station TOA. The *TOA Policy Manual* provides guidance to municipalities on how to implement the legislation, including exemptions and conditions relating to matters such as preservation of heritage and form of development. As the *Plan* integrated the minimum *TOA Policy* height and density requirements, the application is being assessed under the *Plan* policies.
- **Heritage Policies** – The *Heritage Policies* in addition to the heritage policies of the *Plan* state that to be considered favourably for a rezoning, heritage property on the *VHR* must be conserved in a manner consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* and the City's *Heritage Policies*. The Royal

Bank of Canada Building, the heritage building on site (also known as the Goh Ballet Building), is listed on the *VHR*. Heritage designation requires Council approval at Public Hearing and by-law enactment pursuant to sections 593 and 594 of the Vancouver Charter. If Council approves referring this project back to staff, no further action is needed.

- **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 25-storey mixed-use building with 315 units of student housing of which 10 units are for students of Goh Ballet, space for School - Arts or Self-Improvement and retail space on the ground floor (Figure 2). Indoor and outdoor amenity spaces are proposed on levels 2 and 25. A building height of 108.0 m (354 ft.) and a floor space ratio (FSR) of 21.3 is proposed. The proposed tower provides no onsite parking or loading and has no access to a lane. The proposal includes conservation of the east and south façades of the *Vancouver Heritage Register (VHR)* listed Royal Bank of Canada Building (also known as the Goh Ballet Building). The project will also retain and expand Goh Ballet Academy in a three-storey underground space.

Figure 2: Proposed Building Looking Northwest and Southeast



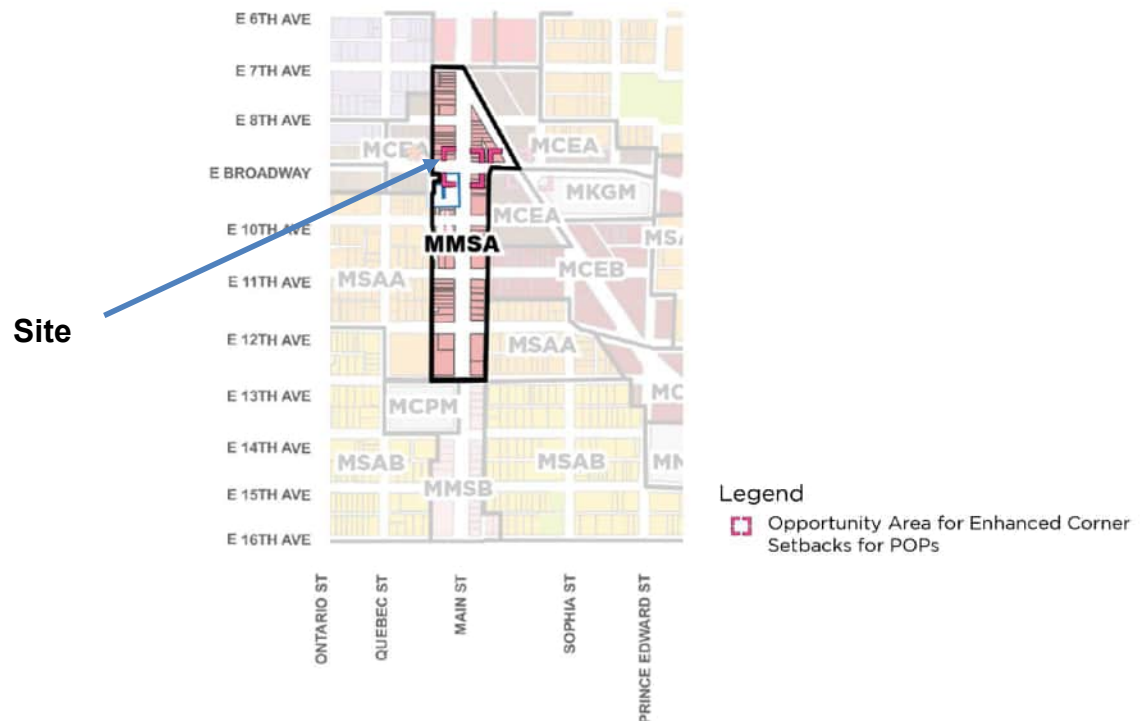
2. Policy Analysis

This application is consistent with the *Vancouver Official Development Plan* but not with the *Plan* in several crucial aspects.

2.1 Broadway Plan

This site is in Mount Pleasant in the Main Street Village – Area A (see Figure 3) for which the *Plan* generally does not consider rezoning applications in order to retain the low-rise shopping village character. Mixed-use development is enabled under the current C-3A or C-2C zoning, with a maximum height of six storeys and 3 FSR (see Figure 4).

Figure 3: Main Street Village – Area A



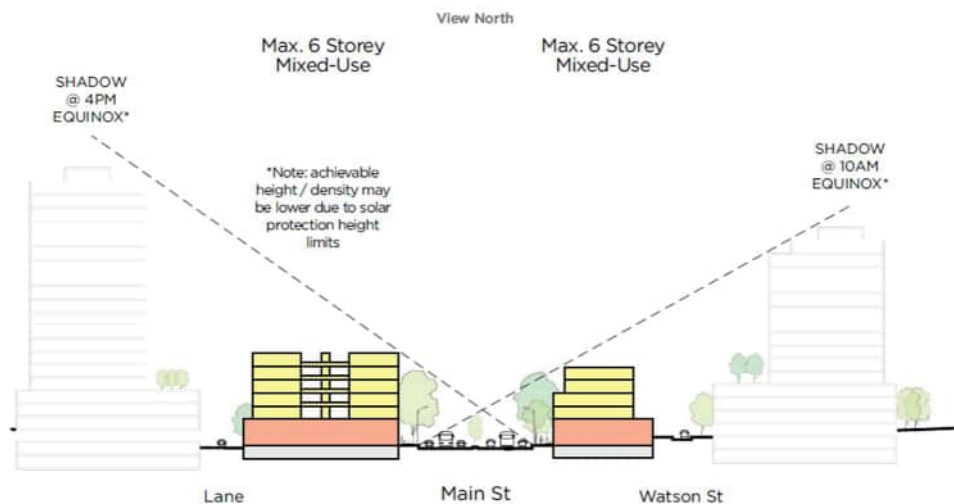
There is an exception for developments located in Tiers 1 and 2 of the TOA (Policy 10.6.2), for which the *Plan* allows up to 20 storeys and 5 FSR, or 12 storeys and 4 FSR, respectively, for rental buildings with 20% of the residential floor area secured at below-market rates. This section of the *Plan* states that minimum site frontage requirements of 45.7 m (150 ft.) apply. At 18.9 m (62 ft.), the proposal does not meet the minimum frontage requirement for a tower in the *Plan*.

There is also an exception for developments with heritage retention and cultural uses, which is the policy that applies to this proposal (see Policy 10.6.5 below for further details).

Figure 4: Illustration of low-rise mixed-use built form

Main Street Village

Main Street Village has a cherished and distinctive character and is regarded by many as the heart of Mount Pleasant. Contributing elements include the heritage buildings, “human-scale” small and interesting storefronts, strong presence of arts and culture, and the unique triangle block formed by Main Street/Kingsway/Broadway at the summit of “hilltown” (see Figure 5).

Figure 5: Illustrative Street Section of Main Street

The area's many local and independent businesses, including cafés and restaurants, contribute to a vibrant public life and interesting walking experience during the day and at night. Main Street has emerged as a hub for socializing and gathering in recent years. The overall intent is to keep Main Street Village as a walkable shopping, dining and entertainment street with a distinctive character, variety of small and local businesses, strong arts and culture presence, and improved walkability and places for gathering.

Policy 10.6.5

In addition, Policy 10.6.5 allows up to 20 storeys for rental housing and/or job space in combination with cultural uses and heritage building retention. For this, the *Plan's* Mixed-Use High-Rise built form and site design policies apply, including requiring a minimum site frontage of 45.7 m (150 ft.) and a desired minimum lot depth of 36.6 m (120 ft.) with rear lane access. The proposal does not provide the minimum frontage nor access to a rear lane and therefore cannot be considered a tower site.

The achievable density depends on urban design performance. Tower forms are still subject to all the applicable built form policies (site frontage, tower floorplate size, minimum tower separation, solar access, view cones, etc.). See Urban Design Analysis below for details as the project is not meeting many of these built form requirements.

2.2 Student Housing Consideration

The City currently does not have a formal student housing policy and there is no existing or 'similar to' use within the City's Zoning and Development regulatory framework. To date, student housing operations have been managed directly by major post-secondary institutions (such as UBC or SFU) that have the dedicated administrative resources, security infrastructure, student-specific amenities like meal plans and specialized property management required for high-density student residences.

While the City's general housing objective is to foster a diverse and adaptable housing supply, proposals to introduce municipal policies to incentivize student housing require a careful evaluation of regulatory, legal, and operational complexities. Purpose-built student housing has distinct operational characteristics—including high turnover rates and unique tenancy structures—introducing a municipal framework outside of established educational institutions carries implications that requires additional analysis.

In order to guide the review of this proposal, and as part of ongoing work to develop a student housing policy for Council's future consideration, staff have prepared the following preliminary student housing core policy considerations for this proposal which include, but are not limited to:

1. Demographic Alignment and Housing Priorities

- Shifting Student Demographics: Policy development should account for current macroeconomic trends, including recent shifts in federal visa policies that have lowered international student enrollments across British Columbia. Given the recent trends, staff would develop student housing policies in the context of other housing priorities to ensure City incentives continue to prioritize the most needed types of housing.

2. Zoning

- Definitions: Adding student housing into Section 2 of the Zoning and Development By-law requires careful framing to determine whether these units are classified alongside existing micro-dwelling units, Single-Room Occupancies (SROs), institutional uses, or require an entirely new land-use category.

For this report, the City defined

- “Student Housing” means dwelling units intended for occupancy by students enrolled at a BC Public Post-secondary Institution as secured by a housing agreement and covenant registered on title to the property;
- “BC Public Post-secondary Institution” means an institution authorized under provincial legislation to deliver post-secondary education and training in British Columbia; and
- “School – Arts or Self-Improvement Housing” means dwelling units intended for occupancy by students enrolled at an on-site School – Arts or Self-Improvement, as secured by a housing agreement and covenant registered on title to the property.

3. Partnership Requirement

- Management and Operation by Post-Secondary Institution: Student housing must be operated, either through ownership or long-term lease, by one or more BC Public Post-secondary Institutions. These institutions are authorized under provincial legislation to deliver post-secondary education and training in British Columbia and meet quality education standards and are authorized to grant degrees and run student housing in British Columbia. BC has currently 25 post-secondary institutions.¹

4. Livability

- Amenity Ratios: To ensure baseline livability, the City may need to establish clear minimum ratios for amenities such as kitchens, bathrooms, and laundry facilities per resident to maintain health and safety standards in higher-density buildings.
- Design: The minimum size required in the Zoning and Development By-law is 37 sq. m (398 sq. ft.). It can be relaxed to 29.7 sq. m (320 sq. ft.). Floor-to-floor heights are expected to meet the standard 3.1 m (10 ft.) The proposed units are on average 25 sq. m (269 sq. ft.) with a floor-to-floor height of 2.63 m (8.6 ft.) and can therefore not be supported.

In addition, staff have identified several risks associated with approving a project without an established pathway to policy or partnership:

¹ British Columbia Institute of Technology, Camosun College, Capilano University, Coast Mountain College, College of New Caledonia, College of the Rockies, Douglas College, Emily Carr University of Art and Design, Justice Institute of British Columbia, Kwantlen Polytechnic University, Langara College, Nicola Valley Institute of Technology, North Island College, Northern Lights College, Okanagan College, Royal Roads University, Selkirk College, Simon Fraser University, Thompson Rivers University, University of British Columbia, University of Northern British Columbia, University of the Fraser Valley, University of Victoria, Vancouver Community College and Vancouver Island University.

1. Jurisdiction and Operations

- Legal considerations: Institutional student housing typically utilizes specialized agreements exempt from the standard BC Residential Tenancy Act. Without a clear pathway to an established partnership with a BC Public Post-secondary Institution and associated policy, it is unclear what the legal and practical implications would be of allowing the use by organizations other than BC Public post-secondary institutions.
- Management and Operations: It remains unclear what systems would be in place to support students, staff, and the community in and around the building and address long-term maintenance issues that are the norm for established student housing located at a university or directly managed by universities in off-campus settings.
- Long-Term Implications: If the partnership agreement falls through, dissolves, is terminated, or the need for the student housing changes in the future, these units will not easily convert to standard rental housing, as it would not offer a typical unit mix, unit sizes designed for long-term living, have adequate amenity spaces, balconies and other standard rental housing requirements.

In summary, the application does not fulfil these preliminary core policy requirements. While the limited partnership with Goh Ballet Academy for the part of the building that is proposed as School – Arts or Self-Improvement Housing is a positive element of the proposal, the application does not include a partnership with a BC Public Post-secondary Institution for the proposed student housing, nor does it offer a clear pathway to such a partnership.

In addition, the proposal has significant issues with the unit sizes, floor-to-floor heights, proposed amenities and general livability of the building which in student housing would normally be mitigated by programmatic amenities and services offered by a post-secondary institution. The lack of partnership with such an institution, combined with the design issues with the building, raises significant concerns about the effective management of the building and potential unintended impacts on the surrounding neighbourhood.

Staff recommend that Council refer this application back to staff to work with the applicant to address these concerns.

If Council instead chooses to approve the application as proposed, the conditions in Appendix B will require the student housing to be operated, either through ownership or long-term lease, by one or more BC Public Post-secondary Institution.

3. Form of Development

The site is located in Main Street Village. The intention of the *Plan* is to recognize the area as a cherished and distinctive neighbourhood shopping area with an eclectic and fine-grained character through low-rise forms, small storefronts, a welcoming and engaging public realm, access to natural direct sun, ambient light and a sense of openness to the sky.

This is generally consistent with mixed-use six-storey buildings, in accordance with development under existing zoning. Policy 10.6.5 of the *Plan* generally permits additional height and density up to 20 storeys for eligible sites within the future Mount Pleasant subway station TOA, for secured rental housing and/or job space with cultural uses and heritage building retention and conservation.

Density, Height and Site Configuration:

Density: The proposed floor space ratio (FSR) is 21.3, of which 1.97 FSR are provided underground. This density is indicative of the highest density neighbourhoods in Vancouver such as Downtown. As such, this form of development has a significant impact on the surrounding low-rise neighbourhood context. In this instance, the high-density of this proposal is due to a small parcel size, increased number of storeys and tower floor plate size. The result is a conspicuously tall building out of scale with the low-scale Main Street Village context.

Figure 6: Illustration of proposed tower positioning



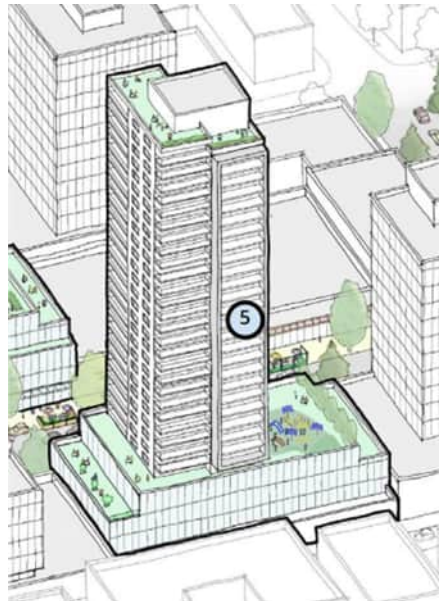
Height: This application proposes a large 25-storey L-shaped tower. Given the Main Street Village low-rise street-wall character, the result is greater impacts than the *Plan*'s expectations on street enclosure, public realm interface, pedestrian safety and access to daylight, air, and sky

views. Further, the residential tower floor-to-floor heights are reduced the absolute minimums, compromising livability on dwelling units that are already below the minimum size requirement.

Site Configuration: The site frontage of 18.9 m (62 ft.) and lot depth of 30.2 m (99 ft.) are significantly narrower and shallower than the minimum prescribed in the *Plan* (see Figure 6 and details in Urban Design Analysis below). The resulting site area is therefore only approximately 34% of the minimum prescribed. The site configuration does not meet the minimum criteria for a tower development anticipated by the *Plan*. This creates functional limitations, operational impacts, livability compromises, and significantly limits redevelopment potential of adjacent parcels.

The *Plan* sets development expectations for form of development to be a tall slender tower coupled with a low podium of no more than four storeys on a full-depth site, include a corner site, that has sufficient minimum frontage with lane access to accommodate a tower, similar in form to the below illustration (Figure 7).

Figure 7: Illustration – Built form example with podium



On a site with sufficient frontage, this form would offer the ability to guarantee a high level of natural light and openness to the sky experienced on the adjacent public realm and neighbouring properties, in that the low podium massing compensates for the natural light that is blocked by the tower portion and would better fit into the existing neighbourhood context.

In order to provide a commensurate low podium form coupled with the tower, a minimum site frontage of no less than 45.7 m (150 ft.) would be required. This can in some cases be relaxed to 30.2 m (99 ft.) but is subject to satisfying the *Plan*'s built form and site design policies, including tower separation requirement and demonstrating that the development reasonably mitigates redevelopment limitations on adjacent properties.

This proposal of a 25-storey tower, however, does not fulfil the built form and tenure requirements for mixed-use towers of the *Plan*. It cannot provide the podium portion of this building typology due to the small site frontage along Main Street (see Figure 6).

Figure 8: Illustration of compliant tower positioning with land assembly

Lot Assembly and Tower Separation Requirements

This application does not provide tower setbacks, which limits redevelopment options for neighbouring sites. Therefore, should a tower development be proposed to the north, the required 24.4 m (80 ft.) would have to be accommodated entirely within the adjacent site, thus creating undue and unequal burden on potential subsequent redevelopment of the adjacent parcel.

As the proposal does not provide tower separations or rear lane access as shown in Figure 8, a tower development satisfying these criteria is not feasible without land assembly. The proposal therefore cannot be considered a tower site.

If land assembly can be achieved, staff would work with the applicant on a commensurate podium component while also ensuring that the site provides an equitable share of ensuring a minimum of 24.4 m (80 ft.) distance between the proposed tower and potential future towers on adjacent sites (see Figure 8). However, without land assembly this site does not have the required minimum frontage for a tower development.

In summary, the increased height and density on the small site lacks contextual fit, jeopardizes the development potential of adjacent sites due to lack of tower separation, creates expanses of exposed party walls, compromises livability, and lacks integration with the existing and anticipated character and quality of the neighbourhood.

Staff have evaluated the proposed built form based on applicable Council approved policies and guidelines and site-specific conditions and provide details of several non-conforming aspects to

this proposal related to the form of development.as outlined in the Urban Design Analysis Summary below.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	Determined by urban design performance and supportable form of development (10.6.5) Up to 5.0 FSR (10.6.2) Up to 3.0 FSR (C-3A zoning)	21.3 FSR	The typical <i>Plan</i> tower floor plate size covers 35 to 40% of the site area. In contrast, this tower floor plate covers more than double that: 83.5% of the site area.	If referred back and land assembly can be achieved, staff are prepared to work with the applicant to mitigate the impacts of a significantly denser proposal than anticipated by the <i>Plan</i> .
Height	Up to six storeys (C-3A zoning). Up to 20 storeys (Broadway Plan Policy 10.6.5).	25 storeys	The proposal exceeds the <i>Plan</i> 's prescribed height by five storeys.	If referred back and land assembly can be achieved, staff are prepared to work with the applicant to mitigate the impacts of a significantly higher proposal than anticipated by the <i>Plan</i> .
Site Configuration – Frontage, Lot Depth, and size	<u>Frontage:</u> 45.7 m (150 ft.) <u>Lot Depth:</u> Desired minimum of 36.6 m (120 ft.) with rear lane access.	<u>Frontage:</u> 18.9 m (62 ft.). <u>Lot Depth:</u> 30.2 m (99 ft.) with no rear lane access	The parcel frontage and depth are considerably narrower and shallower than the minimum prescribed in the <i>Plan</i> . The resulting site area is therefore approximately 34% of the required minimum.	If referred back and land assembly can be achieved, staff are prepared to work with the applicant to improve the functional limitations, operational impacts, livability compromises, and limited redevelopment potential of adjacent parcels as noted above. The project currently does not fulfil the conditions for frontage relaxation.
Shadowing / Solar Access	No new shadowing on public parks measured on September 22 from 10 a.m. to 4 p.m. PDT.	Adds shadow on new public park on East 7th Avenue	Application materials do not quantify increase of shadowing on park space.	If referred back and land assembly can be achieved, staff are prepared to work with the applicant to mitigate shadowing impacts on the public realm while maintaining a reasonable and viable project form of development.
Tower Separation and Setbacks	Minimum of 12.2 m (40 ft.) from the northern property line. Minimum of 2.1 m from the southern property line.	0 m setback to the north, south and west	Zero tower setbacks on both shared property lines have complex impacts on livability, architectural expression, development potential of adjacent lots, zoning and building by-law regulations, and neighbourhood fit.	As this application does not address many of these criteria, staff are prepared to work with the applicant to mitigate these impacts if Council refers it back to staff and land assembly can be achieved.
Public Realm Interface – Commercial Streets	Create a safe, welcoming and attractive pedestrian experience	Driveway crossing conflicting with sidewalk.	The proposal creates comfort and safety impacts at the public realm interface due to the proposed driveway crossing the sidewalk at East 8th Avenue.	Due to site size and exacerbated by the lack of lane access, on-site loading and other services, including student pick up and drop off are not resolved in the proposal.

	(p. 331 of the <i>Plan</i>).	Large blank walls to the west and north.		
Neighborhood Fit and Character – Main Street Village Character and Architectural Expression.	Retaining the eclectic low-scale village character with heritage buildings, small storefronts and human proportions. (p. 234 of the <i>Plan</i>).	Tower typology. Retention of heritage façades.	The heritage façade retention is supported. The proposed large-scale tower is a distinct break from the anticipated low-rise high-street character of Main Street Village and will be visible from afar.	Tall blank walls on the west and north do not scale with the neighbourhood and do not support an active and engaging public realm interface. Conditions 1.2 and 1.3 address opportunities for creating more visually cohesive and human scaled design responses
Livability – Unit size and Floor-to-floor Height	Dwelling unit size: Minimum 37 sq. m (398 sq. ft.). Floor-to-Floor: Standard 3.1 m (10 ft.) for residential uses. Unit size can be relaxed to 29.7 sq. m (320 sq. ft.)	Unit size: 25 sq. m (269 sq. ft.) Floor-to-Floor: 2.63 m (8.6 ft.) No balconies proposed.	Proposed dwelling units do not meet the minimum size requirements of the Zoning and Development By-law.	Condition of Approval 1.3 addresses dwelling unit livability including unit sizes, balconies, and ceiling heights, noting the project proposes student housing ahead of policy and without a BC Public Post-secondary Institution partnership.
Land Use	Retail/service, office, hotel, cultural space, residential.	Student and School – Arts or Self-Improvement Housing, service (school - arts and self-improvement), retail.	Student and School – Arts or Self-Improvement Housing are not a permitted uses in accordance with the <i>Plan</i> . Established partnership with a BC Public Post-secondary Institution is required for consideration of secured student housing.	Policy 10.6.5 requires secured rental housing to achieve more density.

Urban Design Panel (UDP): The UDP reviewed this application on October 29, 2025, and due to the number of urban design issues, recommended re-submission. The UDP commentary included:

- Challenges in justifying the height and all the constraints imposed by the narrow site and noted the inappropriateness of the proposed 25-storey tower on a 62 ft.-site with no lane access, which results in numerous urban design issues, such as lack of proper servicing, detrimental to livability and student and pedestrian safety.
- Proposed building not considered be a positive contextual fit to the adjacent properties and to the overall neighbourhood.
- Proposed tower may be too imposing. The panel also noted that the transition to the heritage building from a massing standpoint is not ideal. Recess should be a more generous to help differentiate the base from the top.
- Concerns with loading, unloading, deliveries and student pick up and drop off.
- Further consideration of livability and accessibility of units and lack of adequate natural lighting for studios.

- Proposed public realm is outside the property line and needs improvement.

Refer to the complete Panel's [meeting minutes](#) in Appendix E for more details.

Urban Design Summary – Staff reviewed the application, the Urban Design Panel's recommendations and the site-specific conditions, and have concluded that the proposal does not meet the expectations set out in the *Plan* and cannot be considered a tower site without land assembly. From a regulatory and form of development assessment, the proposal has significant impacts in terms of height, density, massing, public realm interface, site access and servicing, neighbourhood fit, views, livability, and imposes unanticipated limits on redevelopment of adjacent sites.

Under form-of-development considerations, it is recommended that the proposal be referred back to staff to undergo further explorations to achieve the commensurate amount of low podium that would guarantee the sense of openness and natural light of Main Street Village. This may be achieved through consolidation with directly adjacent properties in combination with a smaller tower floorplate.

Should Council wish to approve the application, staff have prepared Urban Design Conditions in Appendix B to incrementally enhance the proposal's urban design performance.

Notwithstanding these minor improvements, several urban design challenges would persist and challenge this building in later permit stages.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are currently no on-site trees or City-owned trees. No new on-site trees and five new City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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

3. Heritage Designation

Heritage Value and Character – The Royal Bank of Canada (RBC) Building on the site is a two-storey masonry building constructed in 1912. The site also contains a one-storey structure to the north of the RBC Building which is not proposed for retention. The RBC Building is known for its neoclassical design and glazed terracotta cladding. Unique to its construction was the pieces of terracotta were all carved off-site, numbered, and installed according to a set of detailed instructions.

The heritage building is so associated with the Goh Ballet Academy, which have been in the building since 1985, that the building is often referred to simply as the Goh Ballet.

The one-storey structure is notable for a number of local businesses that have operated out of it, including a Safeway store. It was purchased by Royal Bank Canada and incorporated into the site for storage in the 1950s. However, little original material remains, and staff concluded that retention would not be sought.

Condition and Viability of the Property – Preliminary assessment concluded that retaining the two east and south façades is feasible as proposed. The interior structure was not designed for additional floors and any development over the existing building would result in the removal of the interior structure to allow for adequate load bearing floors and columns and required exiting and access.

Figure 9: The Royal Bank of Canada Building, circa 1912, as viewed from the southeast corner of Main Street and East 8th Avenue



Compatibility with Community Planning Objectives and Land Use Policy – The *Plan* identifies the intersections of Broadway, Main Street and Kingsway as an important historic precinct with a number of sites of historic and heritage value which should be retained where possible. The conservation of the façades of the Royal Bank Building is consistent with this objective, considering also other objectives of the *Plan* for increased density and residential development around transit station areas.

Financial Support for Conservation – The application does not seek financial compensation for conservation. The proposed conservation is required in order for the proposal to be considered favourably for a rezoning.

Compensation for Heritage Designation – Pursuant to Section 595 of the Vancouver Charter, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. In this case, the applicant proposes to conserve the heritage building's heritage façades in exchange for obtaining the rezoning needed for an improved development potential. This will be appropriately secured in an agreement (the Restoration Covenant) registered on title to the site.

At that point, the applicant is to sign the agreement noted above and in doing so will explicitly accept the rezoning as proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building's heritage façades and the obligations to rehabilitate and conserve the heritage building's exterior. After Council approval of the heritage designation at a future Public Hearing, the agreement would be executed by the City and registered on title to the site as a condition of the enactment of the CD-1 By-law.

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, designate real property in whole or in part as protected heritage property. The proposed heritage designation for the heritage façades of the Royal Bank of Canada Building requires Council approval at a future Public Hearing and by-law enactment pursuant to sections 593 and 594 of the Vancouver Charter. If Council approves referring back to staff, no further action is needed.

Figure 10: Current photograph of Royal Bank of Canada building (left) and a former grocery store (right), as viewed from the southeast corner of Main Street and East 8th Avenue



The Vancouver Heritage Commission reviewed the application on January 26, 2026 and supported the proposal (see Appendix D for further detail.)

Staff recommend the application be referred back to staff. Should Council decide to approve the application, a future public hearing would be required to consider the heritage designation. Council approval of the rezoning would be conditional upon and cannot proceed unless Council also approves a separate heritage designation report for the east and south façades of the RBC heritage building. If Council refers this project back to staff, no further action is needed.

4. Housing

Staff recommend referring this application back to staff. However, if Council chose to approve this application, it would add 10 units of School – Arts or Self-Improvement Housing for occupancy by students of the Goh Ballet Academy and 305 units of Student Housing for occupancy by students enrolled at one or more BC Public Post-secondary Institution:-

BC Public Post-secondary Institution Requirement: To mitigate risks associated with the lack of student housing policy described in this report, the Student Housing units would be required to be operated, either through ownership or long-term lease, by one or more BC Public Post-secondary Institutions. These institutions are authorized under provincial legislation to deliver post-secondary education and training in British Columbia, meet quality education standards, and are authorized to grant degrees in British Columbia.

Housing Mix: The project proposes that 100% of the dwelling units are 25 sq. m (269 sq. ft.) with the rationale that the proposed unit mix would meet the needs of the proposed demographic for the building, which is students. However, this is not permitted in the Zoning and Development By-law. The minimum unit size is 37 sq. m (398 sq. ft.), which can be varied by the Director of Planning to 29.7 sq. m (320 sq. ft.). If approved, the project would be required to ensure that all units meet the minimum unit size as outlined in the Zoning and Development By-law.

Average Rents: The rents for the proposed School – Arts or Self-Improvement and Student Housing units would be determined by Goh Ballet Academy and a Public BC Post-secondary Institution, respectively, who would be required to own or lease the School – Arts or Self-Improvement Housing and Student Housing floor area, respectively. Currently no BC Public Post-secondary Institution is connected to the proposal.

Security of Tenure: All units in the proposal would be secured as 10 School – Arts or Self-Improvement units and 305 Student Housing units 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 currently have any existing tenants.

5. Cultural Space

The retention and expansion of Goh Ballet Academy on this site is aligned with the *Plan* policies, including:

- 10.6.4: Support retention of and opportunities for new cultural, entertainment and nightlife venues.
- 17.2.1: Preserve and support no net loss of cultural spaces across the Main Street Village - Area A policies.

If Council chose to approve the application, a condition for design development of the part of the building for Goh Ballet Academy to consider enhancing accessibility for people with disabilities has been added.

6. Employment Lands

Policy 10.6.3 of the *Plan* requires continuous active ground-floor retail or service use. The proposal meets the intent of this policy as ground-floor commercial space has been included.

However, the proposal does not include any loading spaces for the commercial space. The proposal should include on-site commercial loading as per Parking By-law to avoid traffic issues.

7. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law. The following issues have been noted for the proposal:

- The proposal does not have access to the rear lane and does not propose any parking or loading, nor student pick up or drop off. Access and servicing are proposed from East 8th Avenue;

- Servicing from East 8th Avenue is problematic due to the sidewalk crossing;
- The proposed development is deficient by 17 visitor spaces, 13 accessible spaces, two Class B loading spaces, two Class A loading spaces, and two Class A passenger spaces;
- It also does not provide safe pick-up or drop-off for ballet students, which already today creates unsafe traffic conditions near Kingsway and Main Street, a crossing which already sees one of highest number of accidents in the city;
- Provides garbage pick-up on public lands, which is not supported; and
- The *Plan* identifies a potential street closure plaza between Main Street and the lane along East 8th Avenue that may conflict with the proposal.

Significant traffic issues are anticipated to result from this proposal on East 8th Avenue. Engineering recommends land assembly with north parcels to provide lane access or an innovative solution, e.g. a car elevator. However, this does not solve the student pick-up/drop-off situation and the associated safety concerns. Given the site restrictions and the concerns for servicing, student safety and traffic impacts, the Director of Planning is not prepared to relax these requirements at the development permit stage.

8. 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: www.shapeyourcity.ca/2345-2349-main-st

In total, approximately 76 submissions were received supported the increased housing for students, the addition to neighbourhood character, and retention of heritage attributes. Concerns included impacts on neighbourhood character, views, affordability, sustainability and that the project would cause overburdened infrastructure. Refer to Appendix F for a full summary of the public input collected and responses to public comments.

9. Public Benefits

Refer to Appendix G for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$4,195,582 based on December 10, 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of heritage retention and proposed uses, no additional CAC is anticipated if this project were to be approved as proposed. If the project were to consolidate and provide the minimum built form and rental tenure requirements, 20% below-market rental buildings would be expected to be viable.
- **Public Art:** The public art contribution is estimated to be \$261,036 based on the current (2016) rate.

This project is located within the *Plan*, which includes a key direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Plan*.

Staff is supportive in principle of the proposed murals; however, all public art proposals must comply with the *Public Art Policy*, including receiving Public Art Committee approval of a Detailed Public Art Plan prior to development permit issuance.

Financial Implications

This project is expected to provide DCLs as well as a public art contribution. It will also retain the façades of the heritage building. See Appendix G for additional details.

Conclusion

Staff have reviewed the application to rezone 2345-2349 Main Street. Staff are concerned about the lacking minimum site frontage and lot depth, no proposed tower setback or separation, impacts on livability, the complexity of unresolved loading, parking and student pick up and drop off issues, no access to a rear lane, the lack of clarity of the student housing in advance of policy, which would potentially lead to this building functioning in an unintended and problematic manner.

While the proposed land use and height are consistent with the *ODP*, the proposal is not on a tower site due to its size and therefore does not meet the policies nor the intent of the *Plan* and has potential for significant negative impacts on the neighbourhood and traffic.

Staff recommend referring this application back to staff to explore other alternatives to develop this site, including land assembly with surrounding sites to enable this site to be able to accommodate a tower. Absent of a consolidation, staff can only support a six-storey building with 3 FSR under the site’s existing C-3A zoning.

If this project were to be approved by Council, staff are concerned that it would run into serious issues at the development permit stage and with building code requirements.

Notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer it back to staff, staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law and rezoning conditions, should Council consider it appropriate to either approve or refuse the proposed rezoning application.

* * * * *

APPENDIX A
2345-2349 Main 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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) “Student Housing” means dwelling units intended for occupancy by students enrolled at a BC Public Post-secondary Institution as secured by a housing agreement and covenant registered on title to the property;
 - (b) “BC Public Post-secondary Institution” means an institution authorized under provincial legislation to deliver post-secondary education and training in British Columbia; and
 - (c) “School – Arts or Self-Improvement Housing” means dwelling units intended for occupancy by students enrolled at an on-site School – Arts or Self-Improvement, as secured by a housing agreement and covenant registered on title to the property.

Uses

4. 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 School – Arts or Self-Improvement Housing and Student Housing;

- (c) Institutional Uses;
- (d) Live-Work Use;
- (e) Manufacturing Uses;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A maximum of 96.5% of the total residential floor area may be used for student housing.
- 5.2 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.
- 5.3 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

- 6.1 Computation of floor area must assume that the site area is 574.2 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 21.3, except that the maximum floor space ratio of all floors at or above finished grade is 19.33, and the maximum floor space ratio of all floors below grade is 1.97.

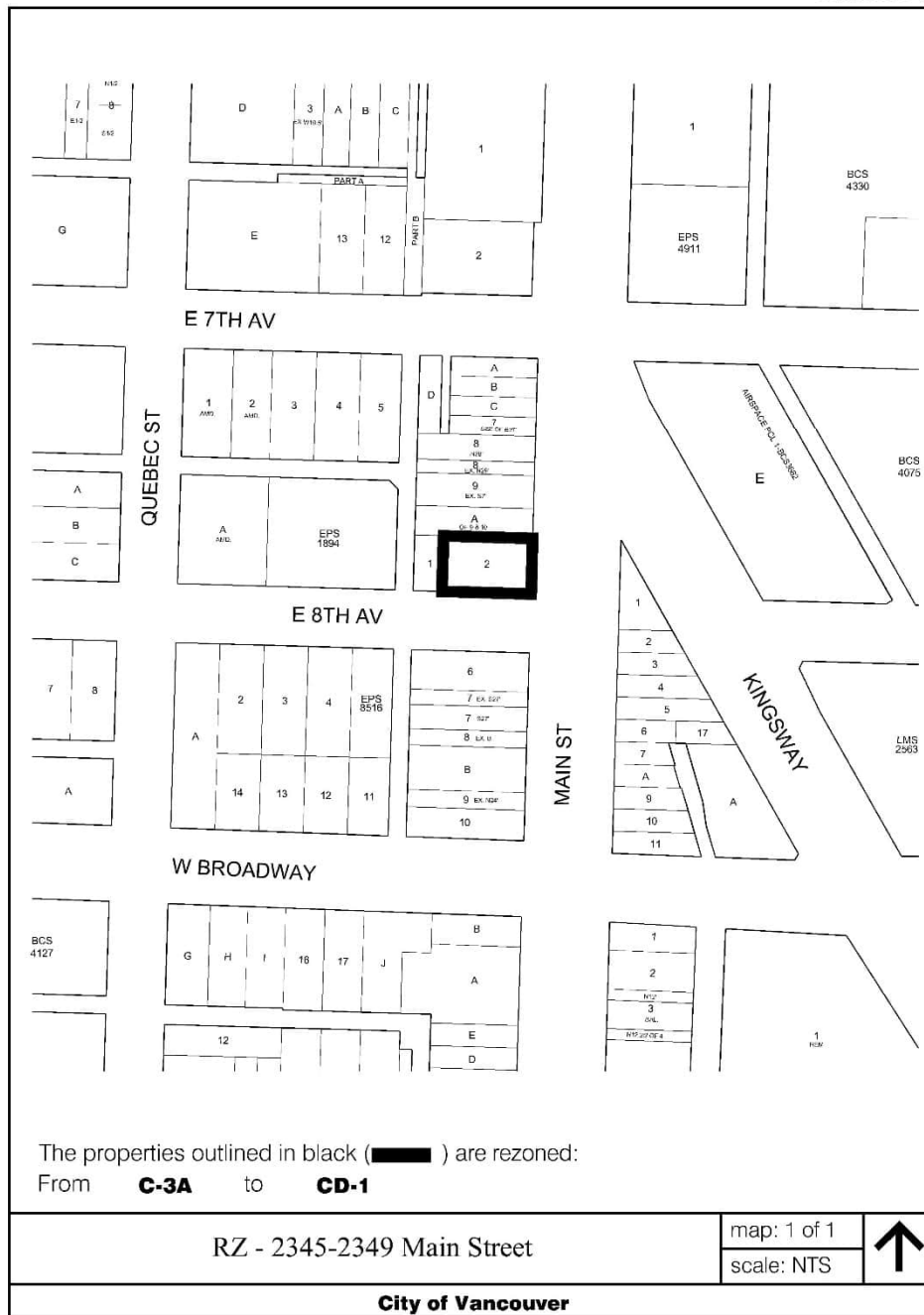
- 6.3 The total floor area for commercial uses must be a minimum of 142.6 m².
- 6.4 The total floor area for school - arts or self-improvement use and cultural and recreational uses combined must be a minimum of 1.128.7 m².
- 6.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.6 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.
- 6.7 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

- 7.1 Building height must not exceed 108 m.
- 7.2 Despite section 7.1 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, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver's View Protection Guidelines.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Align Architecture Inc., received June 12, 2025.

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

Urban Design

1.1 Design development to set back the building, as follows:

- (a) A minimum of 4 m (13 ft.) setback from the northern property line, as follows:
 - (i) above six storeys for a depth of 9 m measured from Main Street property line; and
 - (ii) above approximately 6 m for the remainder of the lot depth, as shown in the application;
- (b) Approximately 3 m (10 ft.) from the western property line above the height of the heritage building and in alignment with the heritage building westernmost façade;
- (c) Whichever is greater of 1.5 m from the southern property line or 5.5 m from back of the curb on East 8th Avenue for the non-heritage portion (existing driveway);
- (d) Whichever is greater of 1.5m from the eastern property line or 5.5 m from back of the curb for the northern non-heritage lower portion of the existing building; and
- (e) Approximately 1 m setback along East 8th Avenue and Main Street on level 3 above the heritage building.

Note to Applicant: As noted by the UDP, the intent is to improve the transition between the heritage building and the tower above, therefore, creating a true recess without any architectural components including structure, to help differentiate the base to the top.

Note to Applicant: The intent is to attempt mitigating the impact of the large tower on the neighbouring properties, including their development potential, visual impacts of the large blank walls on the public realm, a more appropriate heritage response, livability and contextual fit.

1.2 Design development to improve the building façades.

Note to Applicant: This can be achieved by providing a cohesive façade treatment at full perimeter, including through provision of high-quality materials and windows to all elevations and eliminating tall blank walls.

1.3 Design development to improve the livability of the dwelling units, including through the following:

- (a) Providing functional unit sizes and layouts to meet the needs of intended student residents;

Note to Applicant: The minimum dwelling unit net area is 37 sq. m (398 sq. ft.). as per Vancouver Zoning and Development By-law, where the net area does not include the in-suite storage when the storage area is excluded from FSR calculation. This may be relaxed to 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

- (b) Provide adequate private/semi-private open spaces that best serve the proposed student residents;

Note to Applicant: As a student residence, a large assortment of outdoor spaces for social activities is an important facet of student living. While the baseline expectations for typical apartment buildings are 2.0 sq. m per dwelling unit of semi-private open space and 4.5 sq. m of private outdoor space per dwelling unit, staff recognize that the particular student population would likely benefit from more semi-private shared space in exchange for a reduction in private balconies. As such, for each private balcony that is not supplied, a commensurate amount of semi-private outdoor space should be provided (4.5 sq. m). These may result in larger balconies that aggregate the amount of private balcony spatial requirements and are shared between residents as common outdoor amenity spaces.

- (c) Provision of minimum 1.2 sq. m per dwelling unit of common indoor amenity;

Note to Applicant: While 1.2 sq. m per dwelling is the baseline expectation for typical apartment buildings, the particular student population would benefit from a much greater amount and variety of indoor amenity space for various purposes including socializing, study groups, meeting spaces for extracurricular activities, exercise, etc. Staff encourage a stronger consideration of these specialized needs for a student population.

Also consider separating the indoor amenity spaces between students of the Goh Ballet Academy and the remaining residences.

- (d) Consideration to increase the floor-to-floor height, resulting in higher ceilings that improve livability; and

Note to Applicant: At the time of writing of the *Plan*, the industry signaled that 9 ft. ceilings had become a standard of livability for market rental and strata units. The height allowances in the *Plan* are therefore measured in storeys with the core assumption that each storey will be typically 3.1 m (10 ft.) (floor-to-floor) in height. This 9 ft. ceiling height is therefore a core consideration by staff when assessing the livability and the access to daylight of dwelling units. A lower ceiling height may be considered, but in those cases, the baseline minimum unit size of 37 sq. m (398 sq. ft.) would be required. Only with higher 9 ft. ceilings would the Director of Planning consider a decrease of the minimum size down to 29.7 sq. m (320 sq. ft.). See Section 11.1.14 and Figure 11.9 of the *Plan* (p. 328).

- (e) Ensure the design of the building complies with the [Guidelines For New Development Adjacent To Hotels And Rooming Houses](#) as it relates to the existing building to the north.

Landscape

- 1.4 Design development to demonstrate clear and effective strategies for delivering a high-quality public realm, including planting and seating at the residential entry.

Note to Applicant: A full street closure for a new public space has been identified for this section of East 8th Avenue (*Broadway Public Realm Plan – Mount Pleasant Concept Map*).

Consider providing an entry to the restaurant/CRU from the East 8th Avenue side as this sidewalk might have more opportunity for retail patios with the road closure for public space on East 8th Avenue.

- 1.5 Design development to ensure the outdoor rooftop will function as an amenity for all users with a wide variety of design features including increased planted areas and tree planting and a play area. Consider providing urban agriculture.

Note to Applicant: This site is in a Park, Public Space and Urban Forest Priority Area (*Broadway Public Realm Plan – Mount Pleasant Concept Map*) and landscape design should propose elements that address these needs. The intent of the roof amenity is to primarily provide shared outdoor open space for all building occupants to gather and socialize.

Park Board

- 1.6 Design development to further minimize shadowing of Main Street and East 7th Avenue park.

Note to Applicant: Refer to *Solar Access Guidelines for Areas Outside of Downtown* and *Broadway Plan Solar Access Policy*.

Cultural Spaces

- 1.7 Design development of the part of the building for Goh Ballet Academy to consider enhancing accessibility for people with disabilities, including meeting the Rick Hansen Foundation Gold Standard of Accessibility.

Housing

1.8 The development should include:

- (a) An outdoor amenity area situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette; and
- (c) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: 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.

Private outdoor space must be provided for one-bedroom or studio units, unless common exterior amenity space of no less than 4.5 sq. m (48.4 sq. ft.) per unit is provided, based on total dwelling units of the development. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units.

Consider separate amenity spaces for the School – Arts or Self-Improvement Housing and Student Housing.

Please also refer to Condition 1. 3 (b) and (c).

Engineering

1.9 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.10 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>

- 1.11 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>

- 1.12 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.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

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

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

"This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of eight 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."

- (i) "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 ft.

long and 18 in. 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".

- (ii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

- (iii) "The required Green Infrastructure improvements for 2345-2349 Main Street will be as per City-issued design".

Note to Applicant: The required Green Infrastructure improvements for 2345-2349 Main Street are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure Design Details](#) for City approval.

(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 architectural element encroaching into City property;

Note to Applicant: Clarification is required as to the nature of the undescribed projections shown over Main Street and East 8th Avenue on floors 6 to 25 on plan view drawings. All new building elements should be on private property.

- (ii) Special surface treatments such as pavers and colored concrete on the City boulevard along Main Street and East 8th Avenue;

Note to Applicant: Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

- (iii) Proposed brick boulevard and paving bands on the City boulevard along East 8th Avenue;

Note to Applicant: *Mount Pleasant Streetscape Design Guidelines* apply to the City boulevard along Main Street only.

- (iv) Any proposed parts 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 Main Street and East 8th Avenue. Ensure it does not exceed allowable limits.

- (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 *Mount Pleasant 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 to be used alongside the City design guidelines and construction standards.

- 1.16 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the [Vancouver Parking By-Law](#) and the [Design Supplement](#).

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) 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
- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.18 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

- (a) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.1 of the Preliminary Hydrogeological Study (dated March 25, 2025).

- (b) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

- 1.19 Provision of a sewer abandonment plan by the developer's engineer that details the following:

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

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

- 1.20 Provision of areaway decommissioning for the existing areaway structure supporting the sidewalk on Main Street and East 8th Avenue in front of the development property at 2345-2349 Main Street to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: It is not clear if the existing areaways are still present on site. The property owner shall submit a signed and sealed letter by a professional engineer to verify that the existing areaways have been fully decommissioned in accordance with the City of Vancouver Engineering Design Manual prior to development permit issuance.

- 1.21 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.

- 1.22 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; 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>

- 1.23 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>.

- 1.24 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

Sustainability

- 1.25 All new buildings in the development will meet the requirements of the [Green Buildings Policy for Rezoning](#) (amended November 27, 2024).

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements*.

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:

Heritage

- 2.1 Prior to enactment of the CD-1 By-law, obtain Council approval, in Council's sole and unfettered discretion, of the heritage designation of the exterior south and east façades of the Royal Bank of Canada Building as protected heritage property.

Note to Applicant: Council approval of the heritage designation can only occur following a public hearing where a separate heritage designation by-law is considered by Council.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to validate existing heritage building elements (portions of building, roof cornice and parapet) that encroach onto City property.

Note to Applicant: An application to the City Surveyor is required.

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement and Indemnity agreement 485842M (Areaway) prior to building occupancy.

- 2.4 Provision of a Statutory Right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Main Street, to achieve a 5.5 m offset distance from the back of the existing curb for the portion of the frontage where the heritage façade is not being retained. 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.

- 2.5 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 January 30, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Main Street or 100 mm on East 8th Avenue. 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 2345-2349 Main Street does not require any sewer upgrades.

Development to be serviced to the existing 525 mm SAN in East 8th Avenue and 900 mm STM sewers in Main Street.

Note to Applicant: Council has approved a Vancouver Building By-law change effective January 1, 2026. The onsite rainwater release rate requirement has been updated 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 Main Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
- (d) Provision of street improvements with appropriate transitions, along East 8th Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) New curb and gutter located further away from the property line to provide an expanded public realm, including relocation of the existing catch basin and street light pole, and road reconstruction as required to accommodate the new curb and gutter;
 - (iv) Removal of the existing driveway crossing and reconstruction of the curb and gutter; and
 - (v) Full-depth road reconstruction from curb to the centerline.

Note to Applicant: This section of East 8th Avenue is identified in the *Broadway Public Realm Plan* as a near-term opportunity to reallocate road space. The City will provide a geometric design for the required street improvements.

- (e) Provision of the following improvements to the satisfaction of the General Manager of Engineering Services:
 - (i) Installation of a rainwater tree trench (RTT) along East 8th Avenue 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.

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.

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Main Street and East 8th Avenue entire intersection street lighting upgrade 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.

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

- (i) Provision of street trees where space permits; 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 in. deep, centre on each street tree adjacent to the sidewalks and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

Housing

- 2.6 Prior to enactment of the CD-1 by-law provide evidence to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, in their sole discretion, of an agreement with a BC Public Post-secondary Institution, for such BC Public Post-secondary Institution to (a) purchase or (b) enter into a long-term lease of the Student Housing units as required per Condition 2.7 [Housing Agreement].
- 2.7 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 not more than 96.5% of the residential floor area to be secured as Student Housing (subject to (f) and (g) below), and to secure the remaining residential floor area as School – Arts or Self-Improvement Housing, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, which Housing Agreement and Section 219 Covenant will include the following terms:

- (a) All Student Housing located on the Lands will only be used by students enrolled at one or more BC Public Post-secondary Institutions;
- (b) All School - Arts or Self-Improvement Housing located on the Lands will only be used by students enrolled in classes at the Goh Ballet Academy, or any such other School – Arts or Self-Improvement located on the Lands, as approved by the Director of Planning in their sole discretion;
- (c) Subject to paragraphs f) and g) below, a no separate-sales covenant is required against each of the Student Housing and the School – Arts or Self-Improvement Housing;
- (d) A no-stratification covenant is required;
- (e) A provision that none of the Student Housing units or the School - Arts or Self-Improvement Housing units will be rented for less than 90 consecutive days at a time;
- (f) A requirement that prior to issuance of any occupancy permit for the Student Housing units, the owner will long-term lease or sell the Student Housing units to one or more BC Public Post-secondary Institutions, approved by the General Manager of Planning, Urban Design and Sustainability. The Student Housing units may be managed by a third-party property management company. The Housing Agreement will include a provision restricting the occupancy of the development until confirmation of such transfer or lease has been provided to the General Manager of Planning, Urban Design and Sustainability, to his or her satisfaction;
- (g) If the Student Housing units are leased to one or more BC Public Post-secondary Institution, such lease will be for a term equal to the longer of 60 years and life of the building, for the purpose of the BC Public Post-secondary Institution(s) operating the dwelling units therein and subletting or renting such dwelling units to individual tenants for the purpose of Student Housing.
- (h) Reporting to the City on the Student Housing and the School – Arts or Self-Improvement Housing, including the use and such other aspects, on such terms and conditions as the General Manager of Planning, Urban Design or Sustainability, may require in their sole discretion;

Note to Applicant: The reporting requirements will be established once details of the ownership/partnership agreement framework are available.

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

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

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: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

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.

Environmental Contamination

- 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.

Agreements

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

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

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

* * * * *

APPENDIX C
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:

“2345-2349 Main Street [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 2345-2349 Main Street”

* * * * *

**Appendix D
VANCOUVER HERITAGE COMMISSION
MINUTES**

January 26, 2026

A meeting of the Vancouver Heritage Commission was held on Monday, January 26, 2026, at 9:30 AM, in the Cascadia Room, 3rd Floor, City Hall, and via electronic means.

PRESENT: Michael Gordon*, Chair
Mitra Arianfar*
Sam Boisvert*
Nancy Kirkpatrick, Vice-Chair
Brienne La Pierre
Alfred Lai*
Judy Lam Maxwell*
Hilary Macdonald
Debbie Schachter
Ivonne Voelkel

ABSENT Alison Fraser

ALSO PRESENT: Zlatan Jankovic, Senior Heritage Planner; Staff Liaison

CITY CLERK'S OFFICE: Taimiya Khalid, Coordinator, Planning Committees

* Denotes absence for a portion of the meeting.

WELCOME

The Vice-Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Peoples. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

Leave of Absence Requests

None.

Approval of Minutes

MOVED by Commissioner La Pierre
SECONDED by Commissioner Schachter

THAT the Vancouver Heritage Commission approve the minutes from the meeting of Monday, January 12, 2026, as circulated.

CARRIED UNANIMOUSLY
(Commissioners Arianfar, Lai, and Maxwell absent for the vote)

* * * * *

Prior to the start of items 1 and 2, Commissioner Boisvert declared conflict of interest under section 145.2(2.b) of the Vancouver Charter, as their employer is involved with the applications. Commissioner Boisvert left the meeting for the duration of the two items and returned when they were completed.

* * * * *

**1. Heritage Incentive Program (HIP) Grant Recommendation Vancouver Club, 915 W Hastings St (VHR-listed, M)
DP-2025-00870**

Staff and the applicant team provided a presentation and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Schachter
SECONDED by Commissioner Maxwell

WHEREAS:

1. The City of Vancouver has received a request for a Heritage Incentive Program (HIP) grant for the Vancouver Club, located at 915 West Hastings Street, designed by Sharp and Thompson, built in 1913; and
2. The building is listed on the Vancouver Heritage Register and legally protected by a heritage designation;

THEREFORE BE IT RESOLVED

- A. THAT The Vancouver Heritage Commission supports the proposed building envelope and structural/seismic upgrades as presented in the Conservation Plan, including the proposed seismic upgrading of exterior masonry elements, prepared by Luxton dated May 2025; and
- B. The Vancouver Heritage Commission supports the proposed financial incentive for the upgrades and restoration work through the Heritage Incentive Program.

CARRIED UNANIMOUSLY

(Commissioner Arianfar absent for the vote)

(Commissioner Boisvert absent for the vote due to conflict of interest)

**2. 2345 Main Street – RZ-2025-00021
Royal Bank of Canada (Goh Ballet) Building – Façade Conservation and
Designation VHR Listed**

Staff and the applicant team provided a presentation and responded to questions and comments. Following discussion, it was

MOVED BY Commissioner Lai
SECONDED by Commissioner Macdonald

WHEREAS:

1. A rezoning application has been submitted for development of a 25-storey mixed-use building at 2345 Main Street which incorporates conservation of two principal façades of the Royal Bank of Canada (Goh Ballet) Building, designed by Thomas Hooper, built in 1912; and
2. The building is listed on the City of Vancouver Heritage Register;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission supports the retention of the two façades and endorses the associated Heritage Conservation Plan, prepared by Luxton, dated February 2025; and
- B. THAT the Vancouver Heritage Commission supports the preservation and rehabilitation of the two façades via a Designation By-law with an associated Restoration Covenant to ensure the approved conservation work is implemented; and
- C. THAT the Vancouver Heritage Commission encourages the applicant to ensure the new building integrates further pedestrian-oriented uses into the historic Mount Pleasant neighbourhood “Village.”

CARRIED UNANIMOUSLY

(Commissioner Boisvert absent for the vote due to conflict of interest)

The Committee adjourned at 11:47 AM.

* * * * *

Appendix E URBAN DESIGN PANEL MINUTES

DATE: Wednesday, October 29, 2025

TIME: 3:00 pm

PLACE: WebEx (Teams)

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Helen Besharat (Chair) Aaron Petruic

Aya Abdelfatah

Aik Ablimit

Allyse Li

Bob Lily

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING

1. 2345-2349 Main St
2. 807-815 Hornby St

Chair Helen Besharat called the meeting to order at 3:00pm. The panel then considered applications as scheduled for presentation.

1.	Address:	2345-2349 Main St
	Description	To rezone the subject site from C-3A (Commercial) District to CD -1 (Comprehensive Development) District. The proposal is to allow for the development of a 25-storey mixed-use building with a 2-storey podium and heritage retention, and includes: 315 student housing and dormitory units; commercial space on the ground floor; 3 levels of underground cultural spaces (expansion of Goh Ballet); a floor space ratio (FSR) of 21.3; a building height of 108.0 m (354 ft.) with additional height for rooftop amenity space; and retention of the Royal Bank of Canada Heritage Building (<i>Vancouver Heritage Register</i>). This application is being considered under the <i>Broadway Plan</i> and requests consideration of density and height in excess of the existing policy. The site includes a heritage building at 2345 Main Street, and as such, the City's Heritage Program and Heritage Policies apply. The application proposes retention of the street façades along Main Street and East 8th Avenue for what was originally built as the Royal Bank of Canada building (<i>Vancouver Heritage Register</i>).

Zoning:	C-3A to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Align Architecture
Delegates:	Mahbod Biazzi, Westbank Adeline Lai, Architect, ALign architecture Inc Mike Enns, Landscape Architect, Loci
Staff:	Susanne Ruhle, Rezoning Planner David Cha, Development Planner

EVALUATION: Recommend Re-submission (5/1)

Planner's Introduction:

Susanne Ruhle, Rezoning Planner, introduced the project with a description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated policy context being considered under the Broadway Plan. Susanne concluded with a description of the site and a summary of the rezoning proposal.

David Cha, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form and public realm guidelines for this project. David then gave a description of the proposed project before concluding with Staff questions for the Panel.

Applicant's Introductory Comments:

Adeline Lai, Architect, ALign architecture Inc noted the objectives and gave a general overview of the project. Mike Enns, Landscape Architect, Loci, presented the landscape strategy.

Applicant and staff took questions from Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on the proposed density, height and massing with considerations to the following:
 - a. Appropriateness of the proposed 25 storey tower on a 62 ft. site frontage with no lane access;
 - b. Contextual fit with the neighbouring properties; and
 - c. Compatibility with the proposed heritage retention façades;
2. Please comment on the quality of the public realm interface including loading access along East 8th Ave with driveway crossing on the public sidewalk;
3. Please comment on the façade articulation including large blank wall condition and fenestration.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Bob Lily** and seconded by **Aya Abdelfatah**

and was the decision of the Urban Design Panel:

THAT the Panel **Recommend Re-submission** and recommends the applicant team to carefully review the summary of panel commentary, as reflected in the meeting minutes.

Summary of Panel Commentary

Panel noted challenges in justifying the height and all the constraints imposed by the narrow site.

In general panel did not think the proposed building will be a positive contextual fit to the adjacent properties and to the overall neighbourhood. Panelist noted there is little setback to the northern property.

Panel supports the heritage retention, it is an important façade that the panel would like to see retained.

In regard to the gap between the heritage façade and the remainder of the building, some Panelists noted the separation is not obvious enough and the proposed tower maybe too imposing and the heritage façade should be the focus.

Panelists noted concerns with loading, unloading, and deliveries.

Panel noted there will be traffic issues on 8th Ave and the way proposal addressed those utilitarian requirements.

Panel recommends some requirements for improved parking.

Panel recommends re-visiting the public realm and loading access.

Some Panelists noted the public realm is outside the property line and needs improvement.

Panel supported the proper articulation of blank façades.

Panel in general noted major concerns with fenestrations, openings and organization of utilitarian and technical aspects of the project that will have major impact to all façades.

Some Panelists noted further consideration to livability and accessibility of units and lack of adequate natural lighting to studio area.

Suggest darker glazing on the side of the building.

On the other façade, it feels much stronger and helps with distinguishing the old and new. Heritage building will work better with an improved interface with the new building.

The public realm can benefit a lot if the ballet centre was brought up and celebrate it on the ground level with natural light.

The heritage retention isn't just about the building and façades, but it is important to celebrate and acknowledge the current use and bring that forth to the public.

The large blank wall condition works really well especially in a building with a lot of artists and students.

Suggest seeing a condition where there's potential to having a changing wall for the public art mural.

Scale of the façade circles and the centre line is out of scale and competing too much with the heritage building underneath.

The property area is maxed out with a large building footprint.

The appropriateness of the proposed 25-storey tower on a 62-foot site with no lane access is not supportable. It is already congested with traffic on 8th Ave, with the added people, plus pick up and drop off and deliveries in that area it will be challenging, adding the extra volume to the already congested area is not supportable.

Landscape outside the property need confirmation to be implemented.

The transition from a massing standpoint is not that generous, the recess could be a little bit more generous to help differentiate the base to top. The base needs some help by pushing the towers back a little bit, with more setback at the top of the heritage component to help create a character defining element which is right at the base.

The circular window reading seems to be imposed and something quite foreign to the context.

The strong heritage base could be a more subtle expression and to be explored at the next design development stage.

Acknowledged the proposal includes a very valuable programmatic competent – arts, culture, heritage retention and student housing.

The site constraints put up a lot of challenges in terms of misalignment as the overall form of development.

Would like to see project come back to panel again before going to DP stage as this is a form of development issue.

Supports the retention of this heritage building at the base, with separation and another mass character at top.

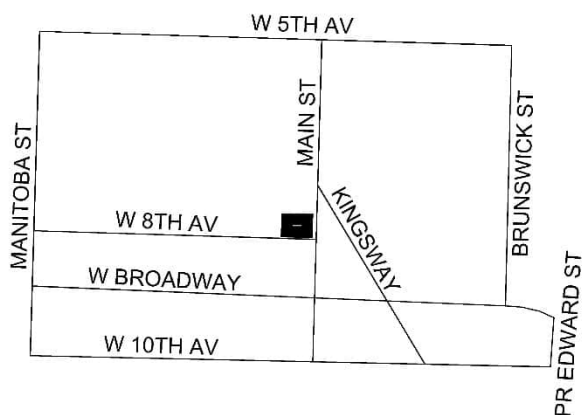
Staff's Response: The Staff team thanked the panel for their comments.

APPENDIX F

Public Consultation Summary

Event	Date(s)	Details
Webpage published	August 8, 2025	www.shapeyourcity.ca/2345-2349-main-st
Postcard mailed	October 16, 2025	3,607 notices mailed (approximate)
Site sign installed	August 22, 2025	n/a
Online comment form	August 2025 to May 2026	62 submissions • 16 responses support • 39 responses opposed • 7 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 22, 2025 to November 4, 2025	6 submissions
Other input (phone calls, direct emails, etc.)	August 8, 2025 to May 26, 2026	8 submissions
Total webpage views	August 8, 2025 to May 26, 2026	1,760 page views
Total Submissions (Comments submitted + questions asked + other input methods)		76 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** There was strong support for the project and how it addresses the need for low-income housing for students.
- **Arts and Culture:** Comments expressed approval for the proposed expansion of Goh Ballet.
- **Design:** Responses approved of the building design and agree that it adds to the surrounding neighbourhood in a positive way.
- **Heritage:** Comments supported the integration and retention of the existing heritage building.
- **Neighbourhood Character:** The project is considered compatible with the surrounding area and will enhance the neighbourhood community.
- **Sustainable transportation:** Comments highlighted the project's proximity to transit access and the shift to limited parking and reduced car reliance.

Areas of concern:

- **Height:** Comments argued that the building is too tall and too dense and that it is not compliant with the *Broadway Plan*.
- **Traffic and Safety Concerns:** There were concerns that the development will significantly worsen already strained traffic conditions (particularly student drop-off and parking). Comments particularly had concerns about emergency access due to congestion and an increased risk to pedestrians and vehicles.
- **Student housing and Affordability:** Responses opposed the student housing and argue that it is misaligned to community needs. It is felt that the project will gentrify the area and affect overall affordability.
- **Neighbourhood Impact:** Respondents believed that the proposal undermines Mount Pleasant's neighbourhood character.
- **Heritage:** Respondents felt the proposal diminishes the value of the heritage building.
- **Infrastructure:** Doubts were raised that current infrastructure can sustain this increase in density.
- **Views:** Comments argued that the height of the building will disrupt views, sunlight and effect residents' quality of life.
- **Construction:** Comments showed concern for construction related issues (i.e., noise pollution, traffic and effect on businesses).

Response to Public Comments

- **Height:** Staff acknowledge that the proposal significantly exceeds the policy direction for Main Street Village - Area A, which generally anticipates lower-scale development of approximately six storeys. The proposal represents a substantial departure from these expectations. While the application has been advanced under the *Plan's* policy 10.6.5, which allow consideration of additional height and density when a heritage building is retained and cultural uses provided, staff do not support the degree of non-compliance proposed. Staff find that the scale of the building is not adequately justified, does not sufficiently align with the envisioned form of development for this area, and is not appropriate for the site despite its proximity to the future Mount Pleasant SkyTrain Station.
- **Traffic and Safety Concerns:** The site benefits from strong transit access, including proximity to frequent bus routes and the future SkyTrain station, and the proposal reflects transit-oriented objectives through limited on-site parking. However, staff note that the intensity of the proposed development may still introduce localized pressures on the transportation network, particularly given the constrained site and surrounding street conditions. Staff are not satisfied that the transportation and loading strategy sufficiently mitigates these concerns at the proposed scale, including safe and efficient servicing, student pick up and drop off and emergency access.
- **Student Housing and Affordability:** Staff recognize the value of purpose-built student housing in helping to meet a growing and distinct housing need and in reducing pressure on the broader rental market. However, the proposal does not include below-market housing and is not secured to a specific educational institution, limiting certainty regarding long-term affordability and occupancy. While the inclusion of student housing supports broader policy objectives, staff find that this benefit does not sufficiently offset the significant departures from policy in terms of height and density.
- **Neighbourhood Impact:** The proposed tower form represents a significant change from the low- to mid-rise character envisioned for Main Street Village. The overall scale and form of development are not considered compatible with the surrounding context, nor with policy and other guidelines. The proposal does not adequately respond to the neighbourhood character objectives of the *Plan* and would result in an overly dominant built form relative to its setting.
- **Heritage:** The proposal includes retention of the primary façades, consistent with the building's listing on the *VHR*. Staff support the conservation of the heritage resource in principle; however, they find that the scale and form of the proposed tower above does not achieve an appropriate balance between heritage conservation and new development and needs design improvement.
- **Infrastructure:** The *Plan* is coordinated with long-term infrastructure planning to accommodate growth. Staff note that the magnitude of the proposed density exceeds what is contemplated for this area. However, development contributions would assist in funding expanded infrastructure and amenities.
- **Views:** The applicant has provided shadow and view analyses as part of the rezoning application. Given the proposed height and massing, the project would introduce notable

shadowing and visual impacts on the new park on East 7th Avenue that are not currently sufficiently mitigated through design. These impacts reinforce staff's concerns regarding the overall scale of the proposal.

- **Construction:** Construction impacts can be managed through standard City requirements, including a Construction Management Plan and compliance with noise control by-laws. However, given the scale and complexity of the proposed development on a constrained site, staff anticipate a higher level of disruption than is typical for the area. While such impacts can be mitigated to some degree, they are an added consideration in the overall evaluation of the proposal.

* * * * *

APPENDIX G PUBLIC BENEFITS

City-wide DCL ¹	\$2,631,973
Utilities DCL ¹	\$1,563,609
Public Art ²	\$261,036
TOTAL	\$4,456,618

Other Benefits (non-quantifiable components): Retention of heritage façades, if approved at future Public Hearing.

¹ Based on rates in effect as of December 10, 2025 and the proposed 10,976.7 sq. m (118,152 sq. ft.) of residential floor area and 1,271.3 sq. m (13,684 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 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.

* * * * *

APPENDIX H REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
2345-2349 Main Street	011-192-631	Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259

Applicant Team

Applicant	Westbank Projects Corp.
Developer	Westbank Projects Corp.
Architect	Align Architecture Inc.
Property Owner	City Ballet Academy of Vancouver Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C3-A	CD-1
Site Area	574.2 sq. m (6,181 sq. ft.)	
Land Use	Commercial, Retail, Service	School – Arts and Self-Improvement; Residential; Retail
Maximum FSR	1.0	21.3
Maximum Height	9.2 m (30 ft.)	108.0 m (354 ft.)
Floor Area	574.2 sq. m (6,181 sq. ft.)	12,248 sq. m (131,836 sq. ft.)
Unit Mix	N/A	315 studio units 315 Total
Parking and Loading	As per Parking By-law	0 Parking spaces, 0 visitor spaces, 0 non-residential spaces, 0 loading spaces, 0 bicycle spaces
Natural Assets	0 on-site trees 0 street trees	5 new street trees proposed. 0 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

* * * * *