



COUNCIL REPORT

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

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby Street

Recommendations

- A. THAT the application by Bingham + Hill Architects on behalf of:
- 904 Davie Holdings Ltd., the registered owner of 904 Davie Street [*PID 015-480-551; Lot A (Reference Plan 1044) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*] and
 - Rattenbury Enterprises Ltd., the registered owner of:
 - 910-918 Davie Street [*PID 015-480-631; Lot B (Reference Plan 118) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*],
 - 920-928 Davie Street [*PID: 015-480-755; Lot C (See 379718L) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*], and
 - 1223 Hornby Street [*PID 015-480-496; Lot 34 Block 100 District Lot 541 Plan 210*],

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 13.0 and increase the maximum building height from 91.4 m (300 ft.) to 100 m (328 ft.) to permit the development of a 32-storey mixed-use building containing 244 strata-titled residential units and commercial uses on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Neil M. Denari Architects and Bingham + Hill Architects, received June 13, 2025;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 904-928 Davie Street and 1223 Hornby Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 32-storey mixed-use building containing 244 strata residential units above a six-storey podium with ground floor commercial space.

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* and contains majority residential use.

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

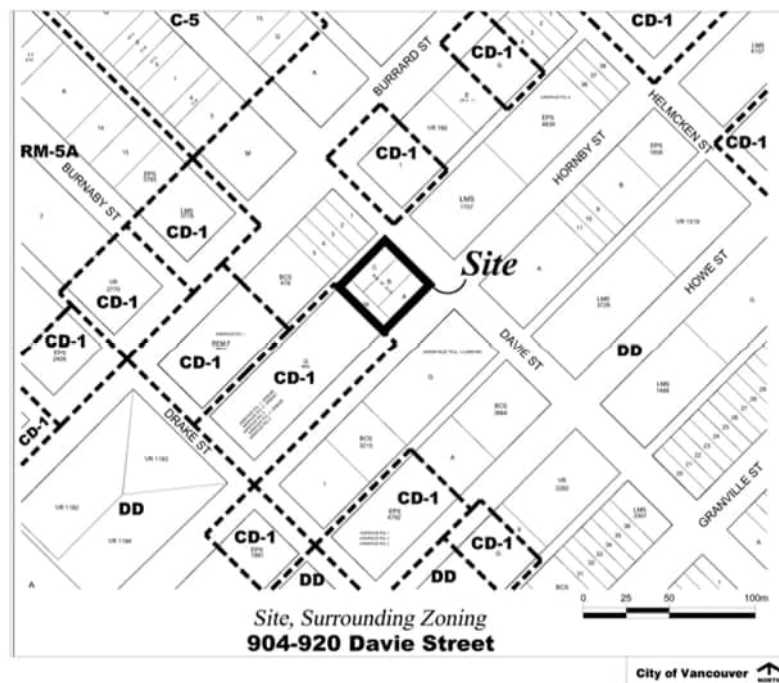
Context and Background

1. Site and Context

The subject site is comprised of four parcels, located on the southwest corner of Davie and Hornby Streets (see Figure 1) within the Downtown South area. The property is currently occupied by one and two-storey commercial buildings with no residential tenants.

The surrounding context is a mix of mid- to high-rise residential, hotel, and office buildings currently under construction or recently approved, with a range of heights up to 60 storeys. The adjacent 'Burrard Place' development ranges between 14 and 54 storeys and has recently completed.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan (ODP):** The site contains a split designation in the Generalized Land Use (GLU) Map of the *Vancouver ODP*. Most of the site is designated Mixed-Use High-Rise 2, with a portion of the site (one legal lot) designated Residential High-Rise 2. The proposal is consistent with both GLU designations, that both permit residential, commercial, and appropriate accessory uses above 26 storeys.

An *ODP* amendment is not required to facilitate the proposed development or remedy the site's split designation.

- **Downtown Official Development Plan (DODP):** The *DODP* encourages a balanced mix of residential, commercial, cultural and employment uses in the Downtown area. The site is within Area 'N', that permits a variety of uses including residential and requires continuity of retail uses on the ground floor along both site frontages.
- **Downtown Rezoning Policy:** Area N of Downtown South in the *Downtown Rezoning Policy* allows consideration of rezonings for market residential development should the application provide contributions to public benefits. Building heights can be considered up to the underside of the most restrictive view cone, and density limits are subject to urban design performance.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent Housing Needs Report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 32-storey mixed-use residential building with 244 strata-titled residential units and retail uses at grade along Davie and Hornby Streets (Figure 2). A building height of 100 m (328 ft.) and a floor space ratio (FSR) of 13.0 are proposed. Nine levels of underground

parking will be accessed via a shared parkade access on the south neighbouring site (known as Burrard Place). Both parking structures would be connected at the P1 level.

Figure 2: Proposed Building Looking West



2. Form of Development

The proposed building form is shaped by two protected public views that cross the site. The more restrictive Charleston Seawall View B1 cuts diagonally through the tower at Level 17, creating a setback condition that defines the tower's unique wedge-shaped form (Figure 2). The Queen Elizabeth View 3.2.1 establishes the tower's maximum height.

The application includes two proposed view encroachments. The first is a three-storey encroachment into the Charleston Seawall View B1 between Levels 17 and 19 at the tower shoulder. Staff support this modest encroachment because it is largely contained within the view shadow of foreground buildings, and it enables stepped terraces that improve residential livability while helping to transition the building's geometry between these levels.

The second is a 4.3 m (14 ft.) encroachment into the Queen Elizabeth View 3.2.1 at the tower peak serving as an enclosed mechanical penthouse. Staff support this encroachment as it allows for the unique architectural expression without materially affecting views of the North Shore Mountains. An urban design condition has been included to ensure that no additional encroachments into protected public views occur during subsequent permitting stages.

The submitted shadow studies demonstrate compliance with the *Solar Access Guidelines for the Downtown Peninsula*. Staff have reviewed the shadow impacts and have determined the shadowing is not impactful to the Davie Village or other nearby public plazas or parks.

Staff recommend support of the proposed form of development, subject to the conditions in Appendix B. Responses to built form impacts are summarized in Table 1 below.

Table 1: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Floor Area and Density	Determined by urban design performance per the policy.	13.0 FSR	The proposal is appropriate for the context. Refer to the height and public views evaluation within this table.	Staff recommend support for the proposed floor area and density.
Height and Public Views - Queen Elizabeth View	Tower height limit: 110.5 m (362.6 ft.) Tower height is determined by the Queen Elizabeth public view 3.2.1.	Tower height proposed: 114.8 m (376 ft.) 32 storeys and three partial storeys for mechanical.	The triangular tower "crown" encroaches 4.3 m (14 ft.) into protected public view. See Figure 2.	Staff recommend support for the minor view cone encroachment as described above.
Height and Public Views - Charleston Seawall View	Shoulder height limit: 51.4 m (168 ft.) Shoulder height is determined by the Charleston Seawall (B1)	Shoulder height proposed: 60.8 m (199 ft.)	B1 view encroachment proposed: 9.4 m (31 ft.) or 3 storeys (levels 17- 19). Encroachment proposed is within "view shadow" of an existing 18-storey building	Staff recommend support of the proposed B1 view encroachment as described above.

Issue	Policy	Proposal	Impacts	Outcomes
	public view boundary.		at the corner of Howe and Helmcken Streets.	
Building Massing – Podium	Tower on six-storey podium ~ 21.3 m (70 ft.) Plan expectation is for slender tower proportions	Tower on six-storey podium ~ 21.9 m (72 ft.).	Massing generally aligns with built form expectations noting that the two public views crossing the site shape the massing resulting in a slender, angular tower form.	Condition 1.2 seeks modest adjustments to the podium to improve livability and fit.
Tower Separation	24.4 m (80 ft.) for the residential 18.3 m (60 ft.) for commercial	24.4 m (80 ft.) @ residential 18.3m (60 ft.) for commercial	Proposal complies with existing tower separation including existing office tower at 1200 Burrard St. however; equitable tower separation is not provided to 1200 Burrard St. for a future mixed-use residential tower. 1200 Burrard would need to provide an additional 2 m (6 ft.) at the time of application.	Staff recommend support for this application and have not provided a design development condition.

Urban Design Panel (UDP): A review by the UDP was not required for this application due to the overall consistency with a previous application which was reviewed by the UDP on April 10, 2024, and supported with recommendations. Refer to the full Panel's [meeting minutes](#).

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are no existing on-site trees. Two City-owned trees are proposed for retention. Approximately 13 new on-site trees and six 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. Housing

This application, if approved, would add 244 strata-titled residential units, which would contribute to targets set out in the *Housing Vancouver Strategy*. A condition of approval and a provision in the CD-1 By-law have been included to ensure the project meets the minimum family unit mix requirements.

There are no existing residential tenancies and therefore a Tenant Relocation Plan is not required.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/904-920-davie-street>.

In total, approximately 21 submissions were received. Comments supported additional housing, increased density, and enhancements to streetscape. Concerns related to housing affordability, impact on neighbourhood character, and the capacity of existing infrastructure and amenities. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

Development Cost Levies (DCLs): It is expected that the project will pay DCLs of \$6,291,973 based on December 2025 rates.

Community Amenity Contributions (CAC): A negotiated CAC is applicable to this rezoning. Real Estate Services staff have reviewed the applicant's development proforma, including view cone restrictions on the site, the unique architectural design and resulting floor area layout.

The City has acknowledged several premium cost components in the proforma, including the significantly reduced floor layout efficiency rate at 70% and nine levels of underground parking. The efficiency rate of 70% reduces the potential sellable area, which relates to the amount of CAC that may be negotiated based on development economics of the site. Should the applicant make alterations to the building design at a later stage that increases the sellable area or reduces the amount of underground parking, this could constitute a meaningful change to the form of development, conditions of approval or permitted FSR. Changes of this nature would trigger a new rezoning submission, and the City may require the owner to submit a revised proforma and a revised application materials for further consideration by Council.

At this time, the applicant has offered a CAC of \$1,250,000, whereas the City's supported CAC valuation is \$2,150,000. As an incentive to advance the project in a timely manner, the City has accepted the following cash offering:

- A Cash CAC of \$2,150,000 payable as a condition of rezoning enactment *subject to the following*:
- If the Applicant satisfies all rezoning conditions for enactment within 24 months of the approval in principle, the CAC will be reduced to \$1,250,000 payable prior to enactment. If enactment does not occur within 24 months after the approval in principle, the CAC amount will increase by \$100,000 every three months, to a maximum of \$2,150,000 with the full amount being payable from and after the date

that is 48 months after the date of approval in principle.

Staff note that the above agreement is a deviation from the *Community Amenity Contributions Policy for Rezoning*. Staff recommend that the CAC amount be allocated toward public benefits and near-term capital project items in the area.

Public Art: The public art contribution is estimated to be \$385,927 based on the current 2016 rate.

Financial Implications

This project is expected to provide 244 strata-titled units, a cash CAC, DCLs and a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *Downtown Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
904-928 Davie Street and 1223 Hornby Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

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

- (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) retail – limited food service,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,393 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 13.0.
- 5.3 The maximum floor space ratio for dwelling uses is 12.6.
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

- (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

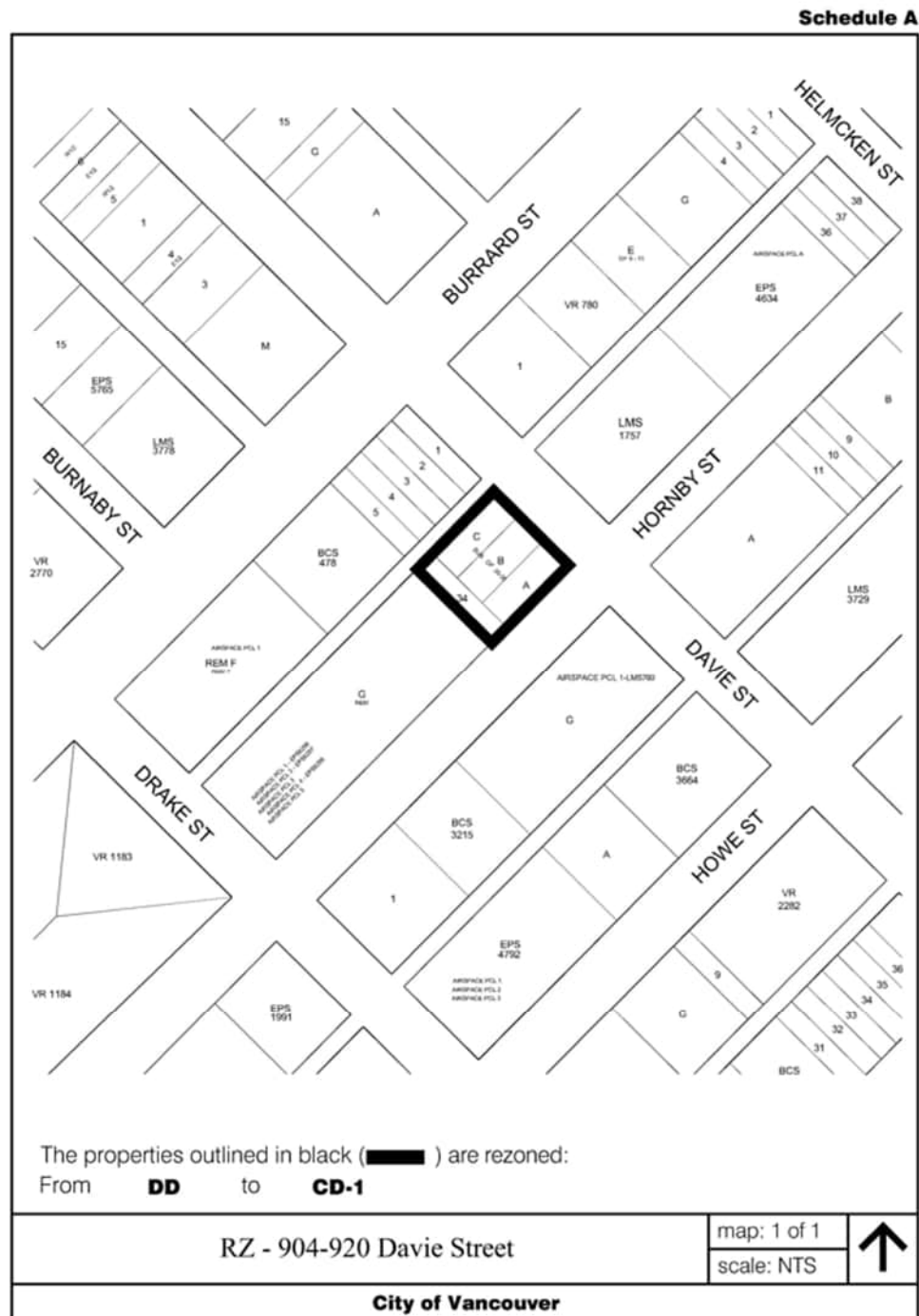
Building Height

- 6.1 Building height must not exceed 100 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.



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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 Neil M. Denari Architects and Bingham + Hill Architects, received on June 13, 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 Provision of drawings at Development Permit stage demonstrating protected public view incursions are consistent with the Council approved form of development.

Note to Applicant: Drawings should document that all rooftop mechanical equipment, including elevator override service volumes, or other mechanical equipment is within the proposed mechanical enclosure and no external service items such as window washing equipment or antennae shall protrude beyond the permitted incursion further impacting the public view. Additional encroachment into protected public views is not supported.

- 1.2 Design development to shape the podium massing through the following explorations:

- (a) Reduce podium depth;

Note to Applicant: An L-shaped podium is anticipated at corner sites in Downtown South to ensure strengthened street edges, however, a podium depth not exceeding 24.4 m (80 ft.) is generally anticipated at residential use. Consider ways to improve liveability of lane facing dwelling units without adversely impacting the architectural expression. This may be achieved by improving privacy by softening the edges with landscape screening without compromising the functionality of private outdoor space.

- (b) Strengthen the streetwall; and

Note to Applicant: A six-storey podium with rooftop amenity is supported however, more closely aligning the podium height with Hornby Street neighbouring property will minimize exposed party wall and create a more neighbourly interface.

- (c) Consider inset street facing balconies to mitigate visual bulk.

Note to Applicant: Inset balconies at the podium would provide more openness to sky at Hornby Street frontage and create a more pleasant public realm.

1.3 Design development to strengthen retail continuity on Davie Street as follows:

- (a) Improve pedestrian connection;

Note to Applicant: This may be achieved by reorienting retail space to be accessed from Davie Street and stepping the ground floor to better align with grade. (Typically, 5.5 m (18 ft.) floor-to-floor height is anticipated, however, where, this is difficult to achieve due to grade change, a minimum of 4.6 m (15 ft.) can be supported).

- (b) Extend active retail uses to the rear lane as possible; and

- (c) Provide continuous effective weather protection at Davie Street frontage.

Note to Applicant: While cantilever portions of the building may contribute to weather protection, a stand-alone and properly scaled demountable canopy is recommended to supplement coverage at Davie Street.

1.4 Design development to improve co-located indoor and outdoor amenity space by demonstrating compliance with *High Density Housing for Families with Children*.

Note to Applicant: Provide a universal washroom and kitchenette with a visual connection to the children's play area and note that building circulation is not considered amenity space. A minimum of 1.2 sq. m (13 sf.) per unit of functional indoor amenity space and 2.0 sq. m (21.5 sf.) of outdoor amenity is recommended. Refer to <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>

Landscape

1.5 Consideration to add additional on-site trees where feasible at Level 1.

Note to Applicant: Refer to Downtown South (Excluding Granville Street) Guidelines, Section 8.2.2.

1.6 At time of first development permit:

- (a) Provision of a detailed landscape plan illustrating soft and hard landscape designs for the complete site, including rooftops (where applicable);

Note to Applicant: The plans should be at 1/8 in. to 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (b) Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, rooftop areas, semi-private patio areas and planters, and all tree protection zones,

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (c) Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (pbdevelopment.trees@vancouver.ca) for tree species selection and planting requirements.

Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minim 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (d) Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

- 1.7 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended November 27 2024) located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

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

Engineering

- 1.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.9 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.10 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.11 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.12 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the "Garbage and Recycling Storage Amenity Design Supplement".

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

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

storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

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

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

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements for 904 Davie Street will be as per City approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 904 Davie 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) Proposed planter walls and stairs in the SRW area along Davie Street.

Note to applicant: the SRW area is required to accommodate a widened, publicly accessible sidewalk. The SRW area must be free of all obstructions to pedestrian movement and not contain stairs.

- (ii) Any portion of the parkade supply air shaft proposed within the SRW area at the corner of Davie and Hornby Street to ensure that there does not need to be an at-grade mechanical vent within the SRW area.

Note to applicant: the parkade plans show a parking supply air shaft proposed at the Davie-Hornby corner of the site. If this shaft needs to emerge at the surface in this location with a mechanical vent placed at grade, then this would be within the sidewalk SRW area which is not permissible.

- (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 "Downtown South" Streetscape Design Guidelines.

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

- 1.14 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, including:

- (i) convex mirrors at turns on the main parkade ramp.

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

- (a) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle.
- 1.16 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free access to/from site uses.
- 1.17 Provision of the following general revisions to architectural plans, including:
- (a) Additional 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;
 - (b) Additional design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrance.
- 1.18 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:
- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.
- Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.19 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.
- 1.20 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented

acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.21 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.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot A (Reference Plan 1044), Lot B (Reference Plan 118) and Lot C (See 379718L); of Lots 35 to 38; and Lot 34: all of Block 100, District Lot 541, Plan 210 to create a single parcel.
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Hornby Street, to achieve a 5.5m offset distance from the back of the existing curb to the building face and adjacent to Davie Street, to achieve a 3.0 m

distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

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

The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development permit.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated April 30, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Davie Street or Hornby Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90m 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 904 Davie Street does not require any sewer upgrades.

Development to be serviced to the existing 450 mm STM and 300 mm SAN sewers in lane northwest of Hornby Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along Hornby Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Geometric modification to the corner of Davie and Hornby to reduce the corner curb radius as required to provide a double pedestrian curb ramp;

Note to Applicant: Please refer to the west corner of Drake Street and Richards Street for an example of the geometric modification (reduced corner curb radius) and double curb ramp.

- (v) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Hornby Street to meet City higher-zoned and arterial standards.

- (vi) Removal of the existing driveway crossing and reconstruction of the curb and gutter.
- (d) Provision of street improvements with appropriate transitions, along Davie Street adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (iv) Full-depth road reconstruction from curb to road centerline along the development site's frontage;

Note to Applicant: Road reconstruction on Davie Street to meet City higher-zoned, arterial, and bus lane standards.
- (e) Provision of street improvements with appropriate transitions, along the lane north of Hornby Street adjacent to the site, including:
 - (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City standard higher-zoned lane pavement structure.

 - (ii) Relocation of the existing catch basins at the lane entrance on Davie Street to the centerline;
 - (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Davie Street.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>
- (f) Provision of the following improvements to the satisfaction of the General Manager of Engineering Services:
 - (i) Installation of a Rainwater Tree Trench (RTT) along Hornby Street 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.

- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct banks that meets current City standard.

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

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

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

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

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

Public Art

- 2.4 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy and Procedures for Rezoned Developments*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

Note to Applicant: Please contact staff at publicart@vancouver.ca to discuss your application.

Community Amenity Contribution

- 2.5 Pay to the City a cash Community Amenity Contribution (CAC) subject to the terms below:
- (a) If the Applicant satisfies all rezoning conditions for enactment, the CD-1 By-law is enacted by Council, and the date of such CD-1 By-law enactment is set no later than the day that is 24 months following Council's approval in principle of the rezoning application, the CAC amount will be reduced, as approved in principle by Council, in their unfettered discretion, as an incentive for the purpose of the expedited delivery of housing, to \$1,250,000, which shall be payable prior to CD-1 By-law enactment and escalate thereafter as set out in subparagraph (b) below.
 - (b) If the CD-1 By-law is not enacted within 24 months after Council's approval in principle of this Rezoning Application, the CAC amount will increase by \$100,000 every three months, with the first increase occurring on the first day of the 25th month following Council approval in principle of this Rezoning Application, to a maximum of \$2,150,000, with the full amount of \$2,150,000 becoming payable from and after the date that is 48 months after the date of the approval in principle of this Rezoning Application; provided that, upon written request by the Applicant, the City may consider extending the 24-month timeline for enactment set out in subparagraph (a) above without increasing the reduced CAC amount where the Applicant demonstrates that it has proceeded, and continues to proceed, diligently to satisfy all the rezoning conditions, or where delays are attributable to any undue delay by the City to have enactment of the CD-1 By-law for the Rezoning Lands considered by Council following the Applicant satisfying all the rezoning conditions.
 - (c) All Engineering and other Council approved rezoning conditions will be at the sole cost and expense of the Applicant/owner/developer as applicable.

Environmental Contamination

- 2.6 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 Climate Change Strategy, 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.

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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:

“904-928 Davie Street and 1223 Hornby Street [CD-1 #] [By-law #] DD”

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

Amend Schedule A [Activity Zone] by adding the following:

“[CD-1#] [By-law #] 904-928 Davie Street and 1223 Hornby Street”

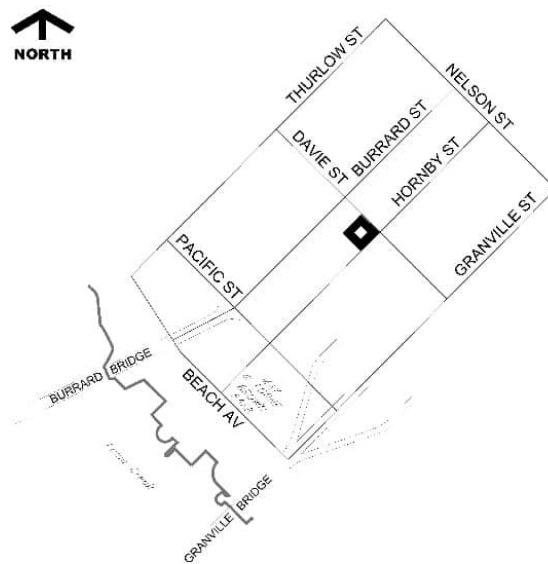
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	August 14, 2025	https://www.shapeyourcity.ca/904-920-davie-street
Postcard mailed	October 15, 2025	13,165 notices mailed (approximate)
Site sign installed	August 25, 2025	n/a
Online comment form	August 2025 to May 2026	19 submissions • 3 responses support • 8 responses opposed • 8 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 15, 2025 to October 28, 2025	1 submission
Other input (phone calls, direct emails, etc.)	August 2025 to May 2026	1 submission
Total webpage views	August 2025 to May 2026	10,186 page views
Total Submissions (Comments submitted + questions asked + other input methods)		21 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Respondents supported the increase of housing stock in the area.
- **Density:** The higher density is supported in the downtown area and comments noted that the proposal fits the location and contributes to efficient land use.
- **Use:** Support was expressed for the building's architecture, height, and retail uses, noting that the project could enhance streetscape continuity and contribute to the area's revitalization.

Areas of concern:

- **Housing type:** Comments were raised that the proposal focuses on strata units rather than affordable or guaranteed rental housing, citing low demand, unsold or vacant units, and a mismatch with current housing needs.
- **Neighbourhood livability:** Respondents felt there are already too many high-rise developments in the West End and downtown, and that additional tall buildings could further erode neighbourhood character and livability.
- **Intensification:** Concern was raised that existing infrastructure, public space, transit, and community amenities may be insufficient to support continued intensification in the area.

Response to Public Comments

- **Housing type:** Policies in the *Downtown Rezoning Policy* allow market residential development at this location. This application also meets the goals of the *Housing Vancouver Strategy* to provide a range of housing options across the housing continuum.
- **Neighbourhood livability:** The proposal is in keeping with the *Downtown Rezoning Policy*'s expectations for development in this area. The Downtown South neighbourhood is surrounded by amenities such as parks, transit and bicycle routes, and close to amenities including the West End Community Centre.
- **Intensification:** The Servicing Agreement in Appendix B requires upgrades on or near the site. Engineering staff have reviewed the application and confirmed no water or sewer upgrades are required. Neighbourhood infrastructure management, growth, and maintenance are overseen through Public Benefits Strategies and Capital Planning programs. There is no Public Benefits Strategy specific to Downtown South, and so, the cash Community Amenity Contribution (CAC) collected through this rezoning will support new and expanded facilities in the surrounding area. Staff reviewed this application and determined near-term projects could be supported by this project's CAC, noted in Section 6 of the report.

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APPENDIX E PUBLIC BENEFITS

City-wide DCL ¹	\$3,891,228
Utilities DCL ¹	\$2,400,745
CAC: Cash ²	\$2,150,000
Public Art ³	\$385,927
TOTAL	\$8,827,900

Other Benefits (non-quantifiable components): 244 strata-titled housing units.

¹ Based on rates in effect as of December 10, 2025 and the proposed 17,551 sq. m (188,917 sq. ft.) of residential floor area and 557 sq. m (5,995 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 If the Applicant satisfies all rezoning conditions for enactment within 24 months of the approval in principle, the CAC will be reduced to \$1,250,000 payable prior to enactment. If enactment does not occur within 24 months after the approval in principle, the CAC amount will increase by \$100,000 every three months, to a maximum of \$2,150,000 which full amount will be payable from and after the date that is 48 months after the date of approval in principle.

³ The Public Art Policy and Procedures for Rezoned Developments requires an art contribution for rezoning proposals with a floor area of at least 9,290 sq. m (100,000 sq. ft.) based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifiers (PIDs)	Legal Description
904 Davie Street	015-480-551	Lot A (Reference Plan 1044) of Lots 35 to 38 Block 100 District Lot 541 Plan 210
910-918 Davie Street and 1223 Hornby Street	015-480-631	Lot B (Reference Plan 118) of Lots 35 to 38 Block 100 District Lot 541 Plan 210
	015-480-496	Lot 34 Block 100 District Lot 541 Plan 210
920-928 Davie Street	015-480-755	Lot C (See 379718L) of Lots 35 to 38 Block 100 District Lot 541 Plan 210

Applicant Team

Applicant	Bingham + Hill Architects
Developer	Reliance Properties
Property Owners	904 Davie Holdings Ltd. and Rattenbury Enterprises Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	1,393 sq. m (14,994 sq. ft.)	1,393 sq. m (14,994 sq. ft.)
Land Use	Mixed use	Mixed use
Maximum FSR	N/A	13.0
Maximum Height	N/A	100 m (328 ft.)
Floor Area	N/A	18,109 sq. m (194,922 sq. ft.)
Unit Mix	N/A	40 studio units 113 1-bedroom 62 2-bedroom 29 3-bedroom 244 Total
Natural Assets	0 on-site trees 2 street trees	0 trees proposed for removal. 2 street trees proposed for retention. 20 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

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