CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services
Development Review Branch

October 30, 2026

Hassan Sayed
400 - 1788 W 5th Ave.
Vancouver, BC
V6J 1P2

RE: 2255 W Broadway (Previously 2245-2283), Vancouver, BC V6K 2E4
Development permit application number DP-2026-00625

On behalf of the Director of Planning, your application has been approved to develop a 25-storey plus amenity Mixed-Use Residential Building with 198 dwelling units consisting of 100% Secured Market Rental on levels 4-25, Retail at Grade, Office on Level 2 and Child Day Care on Level 3, all over three levels of underground parking, and having vehicular access from West Broadway, subject to the enactment of the pending CD-1 By-law and Director of Planning approval of the form of development.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.8 of this "prior-to permit issuance" letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S)

Apply using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Questions? Contact Christine Fong, your Project Facilitator at Christine.fong@vancouver.ca

1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

1.1 design development to encourage pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane;

Note to Applicant: Refer to Broadway Plan: 15.3.1 and Rezoning Consideration 1.1 (e). Improved streetscapes are an important element of the public realm, providing opportunities for enhancing existing public spaces and integrating new public spaces within the Broadway Plan area. This can be achieved by:

i. Introducing visual connection to the lane from the site to manage CPTED concerns.

ii. Enhancing lane-facing walls through architectural articulation, high-quality materials and finishes, and signage to provide a visually engaging pedestrian realm.

iii. Providing plantings or other landscape improvements.

iv. Re-orientating the Indoor Amenity space at L2 to extend activities further along the lane.

1.2 design development to provide continuous weather protection on the south ground level façade;

Note to Applicant: Refer to Broadway Plan: 11.1.39. Continuous overhead weather protection is one of the key elements used to create a safe, welcoming and attractive pedestrian experience. Explore extending proposed canopies to create continuous overhead weather protection.

1.3 design development to provide high-quality and durable exterior building finishes and detailing that link the development to its context, and encourage visual connectivity between building forms;

Note to Applicant: Refer to Broadway Plan: 11.1.1, 11.1.30 and 11.1.32, as well as Rezoning Consideration 1.2. Architecture should be of its time but should also consider context and neighbourhood to inform response, material palette and detailing. This can be achieved by:

i. Applying a reduced material palette to unify tower and podium elements.

ii. Applying a colour palette that is less stark or more closely related to/responsive to context.

iii. Using architectural articulation and detailing to enhance and relate tower and podium forms and integrate tower crown elements.

Development Review Branch conditions:

1.4 compliance with Section 5 Floor Area and Density of the pending CD-1 By-law that the Floor Space Ratio does not exceed the maximum permitted of 9.06;

Note to Applicant: The following areas must be counted or corrected:

i. A maximum of 12% of the permitted floor area may be excluded for balconies, the area greater than 12% must be counted towards floor area.

ii. The corridor from the elevators to the amenity room on L2 is counted towards floor area.

1.5 compliance with Section 4.1.7 Number of Small Car Spaces of the Parking By-law that the maximum number of small car spaces is 25% of the spaces provided;

Note to Applicant: A maximum number of 18 spaces to be small car stalls for Residential use.

1.6 provision of the following for a complete technical review:

i. coordination of floor plans to match overlays, elevations, sections etc.;

Note to Applicant: This was provided by the applicant as a separate set but should be included in the full architectural set.

ii. Phase 2 to be noted as 'Reference Only';

Note to Applicant: The proposed work for Phase 2 is not reviewed under this DP application. It is the applicant's responsibility to submit a new DP or DPMA for Phase 2 and ensure compliance with the Zoning and Development By-law at the time of submission.

1.7 provision of the following notations to be included on the submitted plans:

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";

ii. "A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces";

iii. "All building dimensions, setbacks and yards are to the outside of cladding";

iv. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";

v. “Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”;

vi. “Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”; (Remove if not residential.)

Landscape Review conditions:

1.8 design development to add extensive green roof elements to exposed podium roof area;

Note to Applicant: Green roof coverage should target 75% of the overall exposed roof area. Proposed planters at edge of roof will provide greenery from the street, but will not work to substantially reduce storm water runoff, provide a better visual experience for residents, or reduce the heat island effect. Refer to Rezoning condition 1.5, and Rain City Green Roof Best Practices Guide.

Engineering Services conditions:

1.9 provision of Design Elevations (DE) to be shown on site plan/A100a, De’s are missing from the plan at corners of proposed driveway, middle of entrance(s) along W Broadway and Lane north;

Note to Applicant: See staff mark up for details.

1.10 landscape and site plans to reflect required off-site improvements, including note stating:

"Final design of street improvements will be as per approved geometric."

1.11 updated Parking By-law statistics table(s) noting the following:

i. calculations for the minimum required parking, loading, bicycle, end-of-trip facilities and passenger loading spaces, and the number of spaces being provided for same, by each site use;

ii. "Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement."

iii. “End of Trip Facilities layout shall be in compliance with the Vancouver Parking By-law and the Vancouver Building By-law."

1.12 loading space(s), per Parking By-law Section 5 and the Design Supplement, including:

i. minimum 2.3 m (7.5 ft) of vertical clearance within [and to/from] each Class A space;

ii. minimum 3.8 m (12.5 ft) of vertical clearance within [and to/from] each Class B space;

1.13 bicycle space(s), per Parking By-law Section 6, including directional signage for Class B spaces not readily visible to visitors of the site;

1.14 general revisions to the architectural plans:

i. dimension of columns and column encroachments into parking spaces;

ii. identification of columns in the parking layouts;

iii. 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;

iv. design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

1.15 passenger space(s), per Parking By-law Section 7 and the Design Supplement, including minimum 2.3 m (7.5 ft) of vertical clearance within [and to/from] each Class A space;

1.16 provision of an updated landscape and site plan to reflect the public realm changes including all the off-site improvements sought for this Development Permit. Where a design or detail is not available, make note of the improvement on the site and landscape plans. The following items and notes are to be added to the landscape plan:

i. show/dimension 4 m City standard C1.1 broom finished, saw cut concrete sidewalk and construction details along W Broadway. Sidewalk to contain minimum 2 m wide hardscape boulevard with cast iron tree grates;

ii. show/reference C7.2 commercial driveway crossing and construction details on West Broadway;

iii. class B bike racks are to be entirely outside of engineering right-of-way;

iv. removal of proposed benches adjacent to the property line on W. Broadway, all drawings;

Note to Applicant: 300 mm minimum clearance from the property line is required to maintain unobstructed sidewalk clearance.

1.17 add callouts to the landscape plans stating that the required Green Rainwater Infrastructure Rainwater Tree Trench along W Broadway will be as per City-approve design:

i. inclusion of a note on the landscape plans that states "Final Green Rainwater Infrastructure (GRI) design to be coordinated with Streets and Transportation and built as per the satisfaction of the City Engineer"; and

Note to Applicant: Refer to the Standard Green Infrastructure Details (PDF), Green Infrastructure Design Manual, Green Rainwater Infrastructure Design and Construction (DWG) and Green Rainwater Infrastructure Planting Guidelines for further information. Contact Green Infrastructure Implementation Branch (ESRGGIIDL@vancouver.ca) for more information.

1.18 provision of garbage / recycling containers on the relevant floor plan drawings, in accordance with the Garbage and Recycling Facility Storage Amenity Design Supplement.

Note to Applicant: See Garbage and Recycling Storage Facility Design.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Housing conditions:

2.1 Provision of written confirmation that the proposed mix of market rental units include 58 studio units (29.3%), 60 one-bedroom units (30.3%), 58 two-bedroom units (29.3%), and 22 three-bedroom units (11.1%) will be maintained.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental dwelling units with two or more bedrooms, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units, as per the Broadway Plan.

Development Review Branch conditions:

2.2 The pending CD-1 By-law can and does become enacted by City Council.

2.3 The proposed form of development can and does become approved by the Director of Planning.

2.4 Written confirmation that the site sign has been removed.

Urban Forestry conditions:

2.5 Applicant to reach out to PBDevelopment.Trees@vancouver.ca to arrange payment of tree values and to obtain information on removal protocol.

Note to Applicant: City boulevard trees #101 and #102 on the arborist report are approved for removal contingent on the collection of CTLA tree values and following Urban Forestry removal protocol.

Engineering Services conditions:

2.6 Provision of crossing application to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Crossing application to be complete and provided with next drawing submission.

2.7 Compliance with the Zoning & Development By-law (Section 4.3.9), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating measures to limit groundwater discharge into the City collection system.

Note to Applicant: Provide a revised hydrogeological study, addendum or other documentation which includes discussion on how the proposed groundwater management strategy will not negatively impact the City collection system. This should consider how the nearby Broadway Subway station may or may not influence groundwater conditions at the subject property.

2.8 Provision of a letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion as per the Services Agreement to be provided prior to Development Permit clearance.

Note to Applicant: Letter of credit shall follow the City of Vancouver Treasury corporate policy https://policy.vancouver.ca/ADMIN032.pdf (vancouver.ca) A draft is to be submitted to engineering prior to sending any finalized document.

The preparation of the services agreement includes the requirement for collection of a fee for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

3.0 **Development Permit Terms**:

3.1 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

3.4 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.5 This Development Permit excludes approval of the childcare facility. A separate Development Permit application for the childcare facility must be submitted for review and approval by the City of Vancouver that also meets the licensing requirements of Vancouver Coastal Health's Community Care Facilities Licensing (CCFL).

3.6 All impacted utility companies shall be contacted and notified of the following requirements:

i. All utility services (e.g. BC Hydro, Telus, and Rogers) shall be underground.

ii. All required electrical equipment (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third-party utility service drawings (e.g. BC Hydro, Telus, and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact UMB at umb@vancouver.ca.

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before May 3, 2027**, this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.4 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

4.5 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

i. Key plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

ii. All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: 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.

For questions on this requirement, contact the Utilities Management Branch at umb@vancouver.ca.

4.6 This development is adjacent to potential future underground rapid transit infrastructure. Shoring design (or methods) must avoid conflict with future underground construction activities in accordance with the City's Shoring Approval Requirements Near Existing and Future Rapid Transit Infrastructure. This could include the use of fibreglass anchor rods or other methods to avoid conflict with tunneling. Contact the City's Rapid Transit Office at rapidtransitoffice@vancouver.ca for more information.

Yours truly,



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GS/jk