
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**FOR THE DEVELOPMENT PERMIT BOARD
December 15, 2025**

**1200 Burrard Street (COMPLETE APPLICATION)
DP-2025-00554 – DD**

CO/NM/ZJ

APPLICANT:

Merrick Architecture
300 – 839 Cambie Street
Vancouver, BC
V6B 2P4

PROPERTY OWNER:

Canadian Property Holdings (1200 Burrard) Inc
C/O Shon Group Realty Advisors
820-925 West Georgia Street
Vancouver, BC
V6C 3L2

EXECUTIVE SUMMARY

- **Proposal:** To perform interior and exterior alterations by enlarging the main lobby of the building by adding approximately 1042 square feet in this existing commercial building on this site, thereby granting an increase in Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, in accordance with the decision of the Development Permit Board.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix D Plans and Elevations

- **Issues: None**

- **Urban Design Panel:** The Urban Design Panel review was not required due to the modest scope of the project.
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STAFF RECOMMENDATION: APPROVE

THAT the Board APPROVE the purchase of Heritage Amenity Shares request contained in Development Application No. DP-2025-00554 submitted, the plans and information forming a part thereof, thereby permitting interior and exterior alterations by enlarging the main lobby of the building by adding approximately 1042 square feet in this existing commercial building on this site, thereby granting an increase in Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, subject to the following conditions:

- 1.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 2.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	EXISTING	PROPOSED
Site Size		314 ft. x 44 ft.	
Site Area		14,993.05 sq.ft.	
Floor Area ¹	74,965.25 sq.ft. (total)	75,033 sq.ft. (total)	76,008.20 sq.ft.
FSR ²	5.0 (total)	5.005 (total)	5.070 (total)

¹ **Floor Area:** The site contains existing non-conforming floor area. Under Section 3.14 and 3.15 of the Downtown Official Development Plan (DODP), an additional 10 percent heritage transfer or purchase heritage amenity shares (maximum 5.5 FSR or 82,461.78 sq. ft.) may be considered by the Development Permit Board.

² **FSR:** The FSR numbers are based on the site area as provided on the submitted legal survey.

• **Legal Description**

Lot: 1
Block: 100
District Lot: 541
Plan: 210

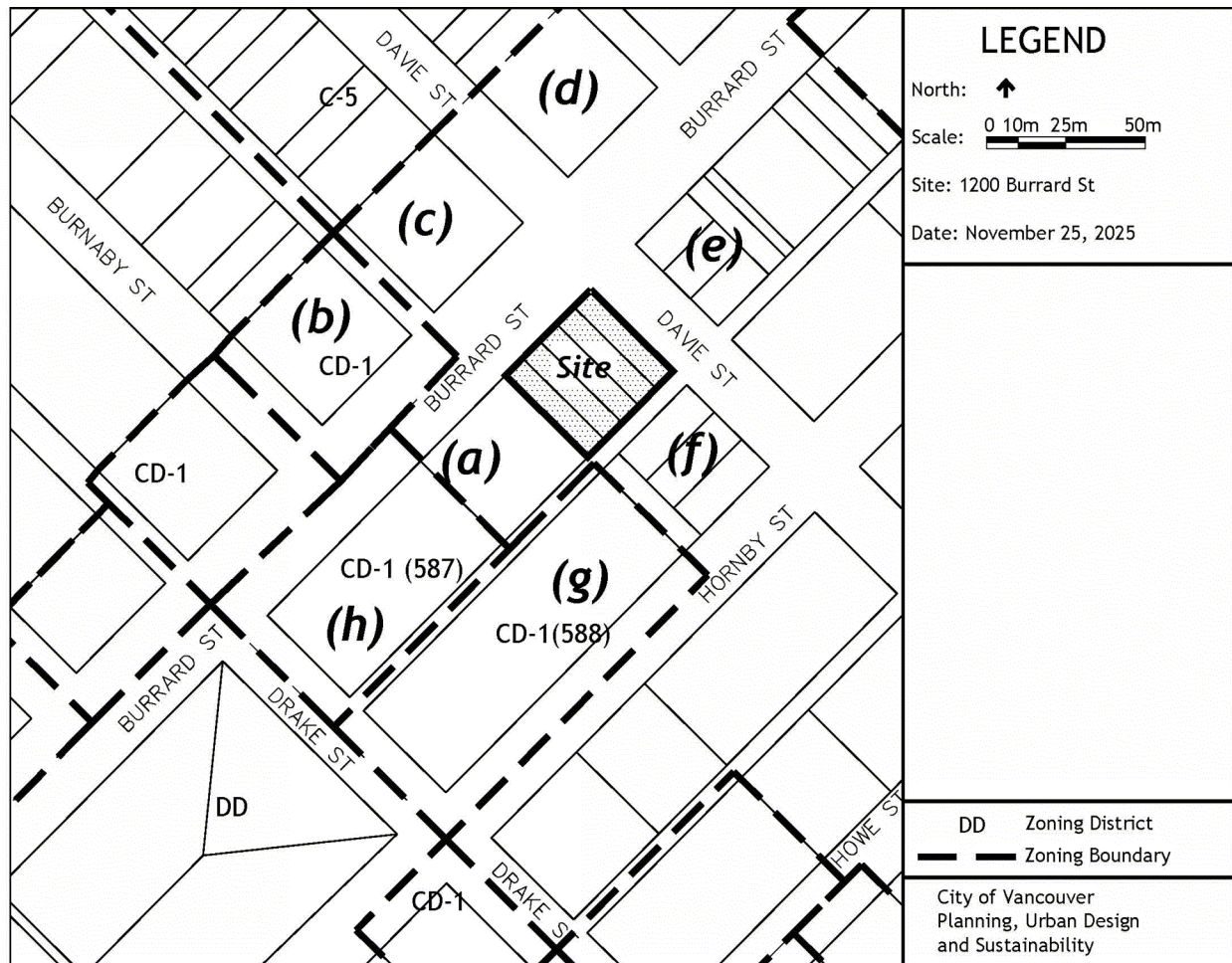
• **History of Application:**

25 07 07 Complete DE submitted
25 12 15 Development Permit Staff Committee

• **Site:** The site is located on the south side of the Burrard Street and Davie Street intersection, within the Downtown District, Area N.

• **Context:** Significant adjacent development includes:

- (a) 1238 Burrard St., 14-storey residential building (Year Built: 2003);
- (b) 1003 Burnaby St., 18-storey residential building (Year Built: 1999);
- (c) 1205 Burnaby St., gas station; commercial (Year Built: 1985);
- (d) 1157 Burrard St., 47-storey mixed-use building (Rezoning approved);
- (e) 981 Davie St., 17-storey mixed-use Passive House building (DP issued, under construction);
- (f) 904, 910 and 920 Davie St., 32-storey mixed-use building (Rezoning review);
- Existing:
 - i) 904 Davie St., one-storey commercial building, (Year Built: 1975)
 - ii) 910 Davie St., three-storey commercial building, (Year Built: 1928)
 - iii) 920 Davie St., two-storey commercial building, (Year Built: 1965)
- (g) 1281 Hornby St., tower A 54-storey (Completed), tower C 36-storey, and a 6-storey podium, mixed-use development (DP issued, under construction);
- (h) 1290 Hornby St., 35-storey mixed-use building (DP issued, under construction)



• **Background:**

The existing building on the subject site was approved by the Development Permit Board and a Development Permit (DP68862), issued May 26, 1975, to construct a 10-storey office building with retail on the ground floor with 30 off-street parking spaces.

Since the original DE was issued in 1975, there is an inconsistency regarding the site area between the existing plans and survey plan. There is an existing overage of 68 sq.ft. due to the conflicting site areas. This Development Permit application seeks an increase of 975 sq.ft. for the proposed alterations on top of approving the 68 sq.ft. existing overage for a total of 1042 sq.ft.

There was an address change from the original address of 970 Davie St to 1200 Burrard St in March 1978. There have also been development permits for exterior and interior alterations and to change the use of individual units within this existing building. No additional floor area increase has been approved since the original DE that was issued in 1975.

The current Development Application seeks a total of 1042 sq.ft. which is within the maximum 10% increase of Heritage Amenity Share eligible for this site. The applicant has indicated that the purchase of the heritage amenity shares will be 1076 sq.ft. from 515 West 10th Ave. Standard Condition A-1.2 requires that the documentation necessary to confirm the purchase of qualified density be submitted.

• **Applicable By-laws and Guidelines:**

1. Downtown Official Development Plan (DODP; 1975, last amended 2022)

The site is within area N of the Downtown District. Section 3.1 of the *DODP* states, in part:

In the area denoted by the letter 'N', the maximum density for all uses shall be floor space ratio 5.00.

Section 3.15 of the *DODP* states, in part, the following:

Despite subsections 1, 4, and 5, if the Development Permit Board first considers the intent of this district schedule, all applicable Council policies and guidelines and the submissions of any advisory groups, property owners or tenants, and there is no heritage floor space available for transfer, the Development Permit Board may permit an additional increase in permitted floor area of one m² for each amenity share provided to the city at no cost to the city, to a maximum increase of 10% above the maximum permitted floor space ratio.

In this by-law, amenity means conservation of protected heritage property, and the cost of an amenity share is the amount specified per m² in the Heritage Amenity Share Cost Schedule set out in Table 3.1 below.

Table 3.1
Heritage Amenity Share Cost Schedule

Zoning District	Amenity Share Cost
Downtown Official Development Plan (DODP)	\$925 per m ²

2. Downtown South Guidelines (excluding Granville Street) (1991, last amended 2019)

The general intent of these guidelines is to assist in the creation of a distinct urban character for Downtown South; to encourage energy efficiency through site planning and building design; to ensure a high standard of livability for residential projects and the area as a whole; and to ensure high quality development.

● **Response to Applicable By-laws and Guidelines:**

1. *Downtown Official Development Plan*

Staff are satisfied that the Downtown Official Development Plan requirements are met.

2. *Downtown South Guidelines (excluding Granville Street)*

Minor change to the form of development to enhance the lobby entrance. The outdoor plaza is improved for public interaction.

Staff are satisfied that the Downtown South Guidelines requirements are met.

● **Conclusion:** Staff are supportive of this proposal for a small purchase of heritage amenity shares with the conditions attached.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.



M. So
Chair, Development Permit Staff Committee



C. Ouyang
Development Planner



N. Macpherson
Development Services

STAFF RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

Urban Design Conditions

- A.1.1 design development to improve the pedestrian movement and public realm interface, including but not limited to:
- i. remove obstructions at the intersection of Burrard Street and Davie Street;
 - ii. minimize the amount of exposed retaining wall adjacent to the space outside retail frontage and the public walkway, such as using landscape screening.

Heritage Conditions:

- A.1.2 The density requested requires either the purchase of heritage density or heritage amenity shares as described in Section 3.14 and Section 3.15 of the Downtown Official Development Plan, and that the City is in receipt of completion of the relevant transactions provided by the applicant.

Note to Applicant: More information on this process is provided at the following link: <https://vancouver.ca/home-property-development/density-incentives-for-developers.aspx>. The list of density holders is provided at the bottom of the page. Generally, staff look for evidence that there has been an attempt to purchase the banked density. If no density is available, as per Section 15 noted above, heritage amenity shares may be purchased for the amount of density required (the Cost is noted in Section 15 and is currently approximately \$925 per square metre).

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **(June 15, 2026)**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits**
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The following comments are based on the preliminary drawings prepared by, Merrick Architecture dated, June 17th, 2025 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #14343 as amended (VBBL 2025).

***Please note that building permit applications must conform to Vancouver Building Bylaw #14343 (2025) as may be amended from time to time. Please see the following page:**
<https://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

To perform interior and exterior alterations by enlarging the main lobby of the building by adding approximately 975 square feet in this existing commercial building on this site, thereby granting an increase in Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, in accordance with the decision of the Development Permit Board.

The following information should be included at Building Permit Application Stage:

1. As of September 15th, 2025, all submissions are to be in accordance with the VBBL 2025.
2. Alterations shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2025. All new work shall conform to VBBL 2025.
3. ***This project requires the services of a registered Architect. Architectural Schedule B and sealed drawings must be submitted at building permit stage.**
4. Schedule D and related building envelope details required for the proposed plaza membrane replacement.
5. ***The proposed work appears to be a 'Minor Renovation' & 'Minor Horizontal Addition' with the following upgrades: F2, S2, N2, A2.**
Note: upgrades to be confirmed at the building permit stage.
6. Refer to Article 10.2.2.8. for design of Vestibules.
7. All new architectural, mechanical and electrical components are required to comply with the energy and emissions requirements of the Vancouver Building By-law #14343. Compliance documents must be submitted at the building permit stage.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

