

**URBAN DESIGN PANEL AGENDA**

**Date:** Wednesday, November 12, 2025

**Time:** 03:00 pm

**Place:** Cascadia Room, Third Floor - City Hall, 453 W 12 Ave  
Visit <https://vancouver.ca/your-government/urban-design-panel.aspx> for more details

**1. 03:00 pm**

**Address:** 375 E 1st Ave

Permit No.: RZ-2024-00102

Description: To rezone the subject site from CD-1 (402) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to allow for the development of three 35-storey mixed-use buildings and a 40-storey mixed-use building with a six-storey podium, and includes: 639 strata and 485 rental units; commercial and office space; 225 hotel rooms; 32 social housing units; a cultural amenity space; a floor space ratio of 10.73; and building heights up to 140 m (458 ft.). This rezoning application is being considered under the Broadway Plan.

Zoning: CD-1(402)

Application Status: Rezoning Application

Review: First

Architect: BOP

Staff: Hamid Shayan

Chee Chan



**04:30 pm**

**Break**

2. 04:35 pm

**Address:**

**80 Powell St**

Permit No.:

DP-2025-00672

Description:

To develop a 13-storey, mixed-use commercial building on this site, consisting of: Hotel use from ground to 12th floor; restaurant use on the 13th floor; former railway ROW preserved and enhanced as public open space; a proposed Floor Space Ratio of 8.0 for the site; a proposed floor area of approximately 63,921.81 sq. ft./ 5,938.53 m<sup>2</sup>; a proposed height of 137.5 ft./ 41.91 m; all over one level of underground parking, with vehicular access from the lane.

Zoning:

HA-2

Application Status: Complete Development Application

Review:

First

Architect:

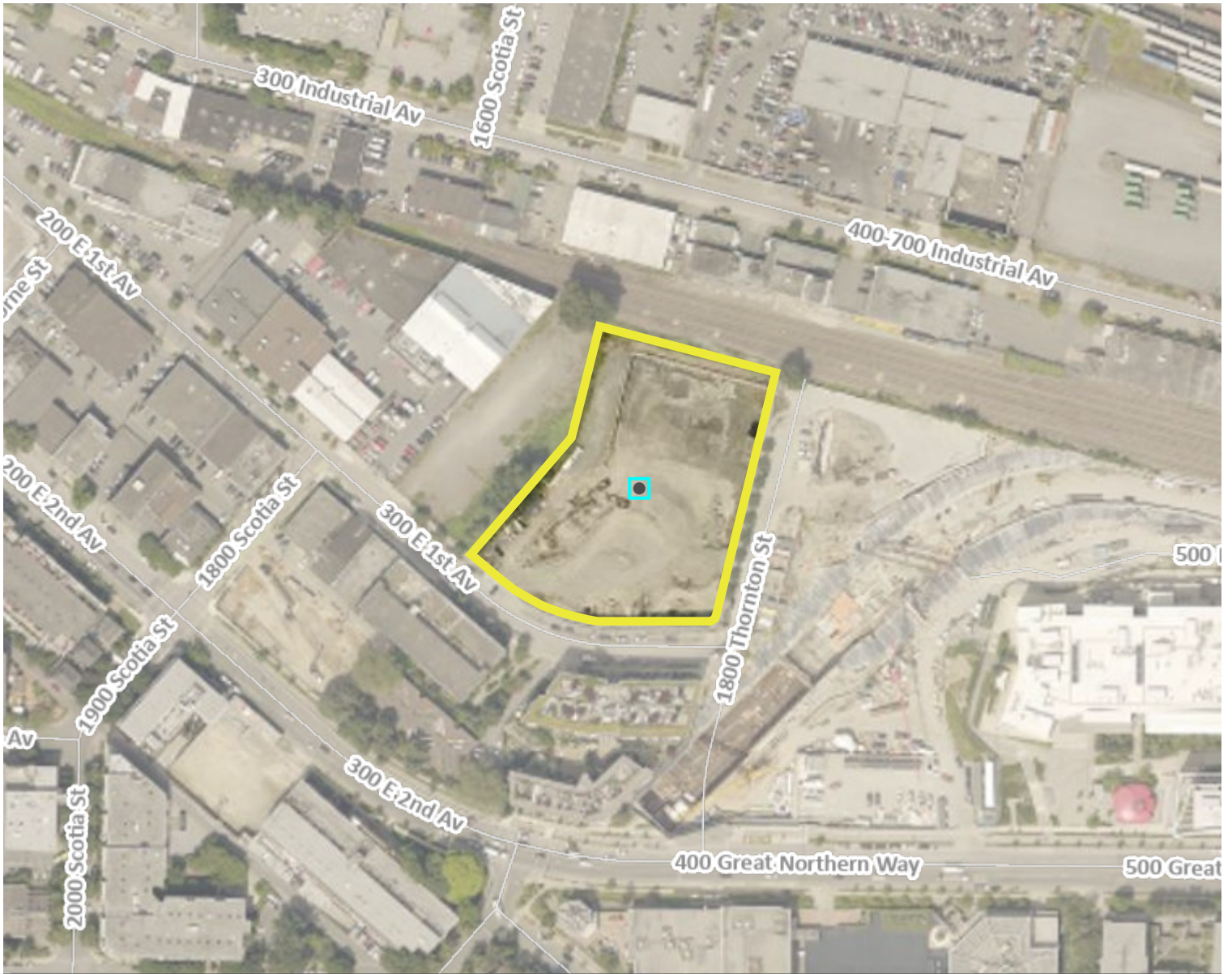
RH Architects

Staff:

David Cha

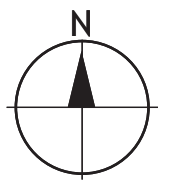


# 375 E 1st Ave



Scale: 1:4,000

0 0.03 0.07 0.13 km





# 80 Powell St



Scale: 1:2,000

