

Future Council Decision: July 28, 2026

Tuesday, July 28, 2026, at 9:30 am to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC.



Vancouver City Council will meet in Council to consider the following matters:

Updating Apartment Regulations

1. Proposed Amendments to the Zoning and Development By-law:

To amend the Zoning and Development By-law and various land use documents to support housing delivery, development viability and livability by modernizing and simplifying the City's zoning regulations, policies and guidelines. The land use documents proposed to be amended are the *Family Room: Housing Mix Policy for Rezoning Projects*; *Secured Rental Policy*; and *Below-Market Rental Housing Policy for Rezoning*.

The proposed by-law changes include simplified storage requirements and residential floor area exclusions; removing maximum limits on floor area exclusions for residential amenities and balconies; standardizing residential unit mix requirements; permitting inboard rooms without a window on an exterior wall; and other amendments.

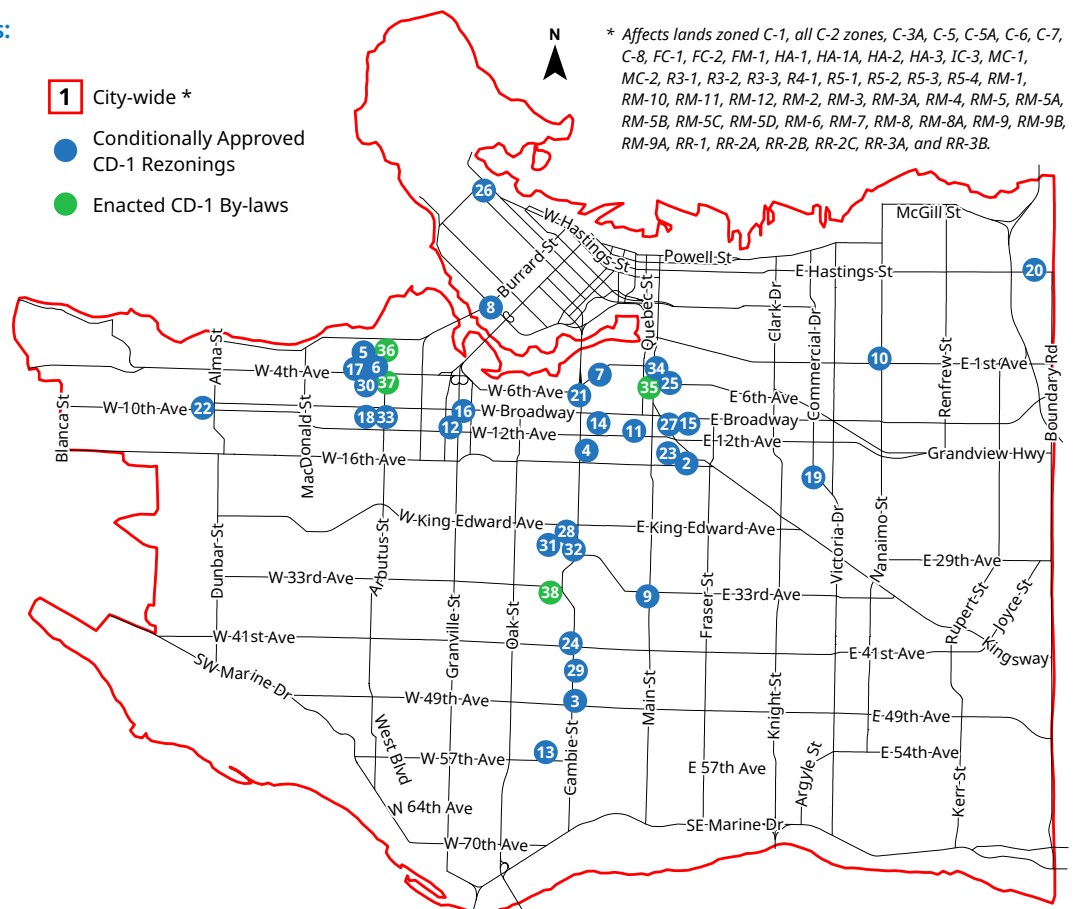
These changes would amend the following zones: C-1, all C-2 zones, C-3A, C-5, C-5A, C-6, C-7, C-8, FC-1, FC-2, FM-1, HA-1, HA-1A, HA-2, HA-3, IC-3, MC-1, MC-2, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, R5-4, RM-1, RM-10, RM-11, RM-12, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RM-7, RM-8, RM-8A, RM-9, RM-9B, RM-9A, RR-1, RR-2A, RR-2B, RR-2C, RR-3A, and RR-3B. All properties subject to these zones will be affected.

2-16. Proposed Revisions to Various Conditionally Approved CD-1 Rezoning:

2. 461-479 East 16th Avenue
3. 6428 Cambie Street and 480-488 West 48th Avenue
4. 426-428 West 14th Avenue & 3015-3027 Yukon Street
5. 2260-2266 West 2nd Avenue
6. 2233 West 3rd Avenue
7. 320-360 West 2nd Avenue
8. 1402-1460 Burrard St, 900 Pacific Street & 1401-1451 Hornby Street
9. 4967-5017 Main Street
10. 1613-1625 Nanaimo Street
11. 10 East 11th Avenue
12. 1550 West 11th Avenue
13. 7051 Ash Crescent (Langara Gardens)
14. 324 West 10th Avenue
15. 453-461 East 10th Avenue & 6-2542 Guelph Street
16. 1470-1476 West Broadway

17-34. Proposed Revisions to Various Conditionally Approved CD-1 Rezoning:

17. 2268-2294 West 3rd Avenue & 1902-1912 Vine Street
18. 2202-2212 West 10th Avenue & 2221 Marstrand Avenue
19. 3295-3333 Commercial Drive
20. 3553-3563 East Hastings Street
21. 2219-2285 Cambie Street
22. 3803-3823 West 10th Avenue and 2553 Highbury Street
23. 310 East 14th Avenue
24. 5635-5655 Cambie Street and 511 West 41st Avenue
25. 320 East 2nd Avenue
26. 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell Street
27. 354 and 380 East 10th Avenue
28. 531-595 West 27th Avenue
29. 6012-6088 Cambie Street
30. 2244-2480 West 6th Avenue
31. 717-743 West 28th Avenue
32. 4339-4387 Cambie Street and 506 West 27th Avenue
33. 2120-2150 West 10th Avenue
34. 1880-1898 Main Street and 1851 Lorne Street



35-38. Proposed Amendments to Various Enacted CD-1 By-laws:

To amend recently enacted CD-1 by-laws to align in-stream applications with the proposed by-law amendments. The changes would amend the following CD-1 by-laws:

- 35. CD-1 (918) By-law No. 14581 for 2111 Main Street
- 36. CD-1 (928) By-law No. 14710 for 2158-2170 West 1st Avenue
- 37. CD-1 (925) By-law No. 14673 for 2110 West 5th Avenue
- 38. CD-1 (927) By-law No. for 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue

FOR MORE INFORMATION ON UPDATING APARTMENT REGULATIONS, VISIT vancouver.ca/people-programs/diversifying-housing-options.aspx AND REFER TO THE REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

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SEND YOUR COMMENTS TO COUNCIL:

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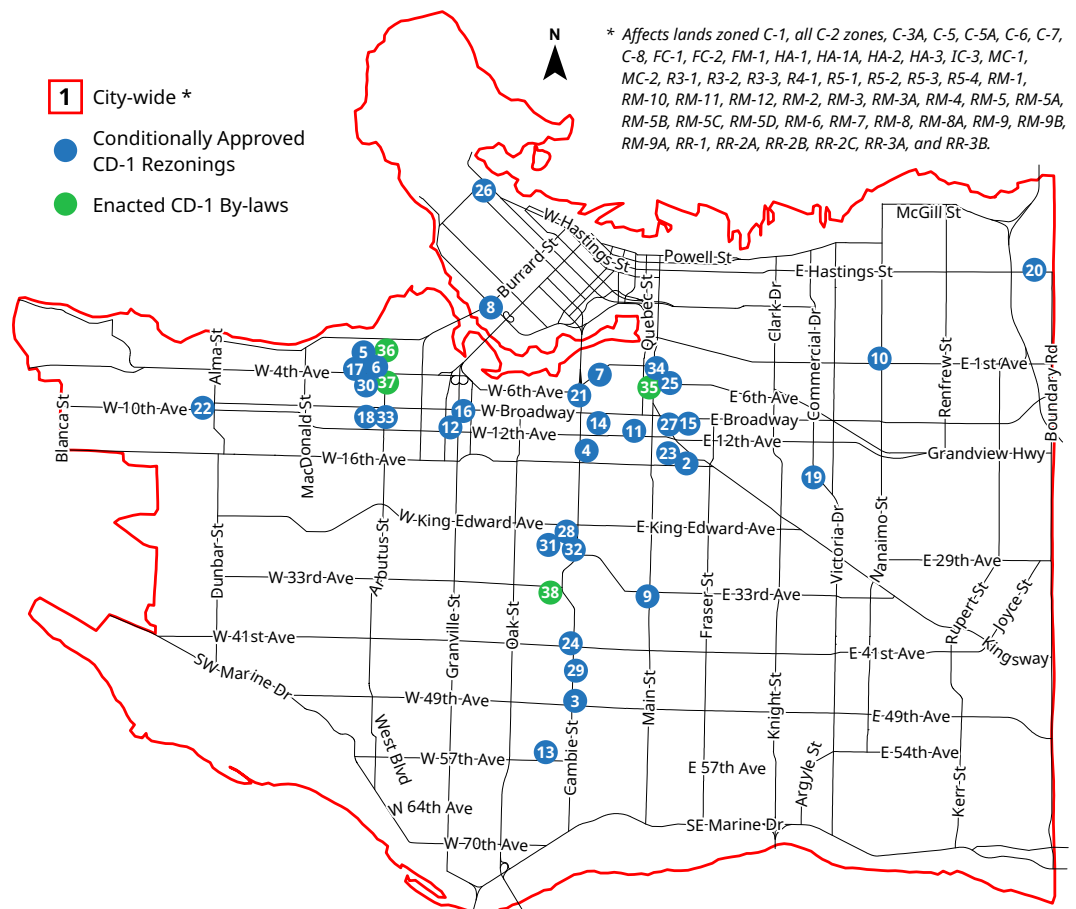
FOLLOW COUNCIL MEETING ONLINE:

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1. Miscellaneous Amendments Concerning Various CD-1 By-laws

To make miscellaneous amendments to by-laws for the following: CD-1 (931) for 4975-4997 Joyce Street, to correct the floor area exclusion for residential storage, and CD-1 (923) for 6486 Chester Street, to increase the Sub-area B building height to accommodate telecommunications equipment.

2. CD-1 Rezoning: 5229-5249 Ash Street

To rezone 5229-5249 Ash Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey residential rental building containing 63 rental units. A floor space ratio (FSR) of 3.06 and a building height of 21.4 metres (70 feet) are proposed.

3. Rezoning: 2277 West 2nd Avenue and 1750 Vine Street

To rezone 2277 West 2nd Avenue and 1750 Vine Street from R3-3 (Residential) District to R5-4 (Residential) District to permit the development of a mixed-use residential rental building containing approximately 233 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of up to 6.8 and a height of up to 84.0 metres (276 feet) and up to 26 storeys are proposed.

4. CD-1 Rezoning: 1031-1039 Burnaby Street

To rezone 1031-1039 Burnaby Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 32-storey residential building containing 329 rental units, with a minimum of 20% of the total residential floor area for social housing. A floor space ratio (FSR) of 12.0 and a height of 91.4 metres (300 feet) are proposed.

5. CD-1 Rezonings: (i) 1795 West Broadway (ii) 1368-1398 West Broadway

To rezone two non-contiguous sites at:

- (i) 1795 West Broadway (referred to as the "Burrard Street site") from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 33-storey mixed-use building containing 263 strata residential units, with commercial space on the ground floor. A floor space ratio (FSR) of 14.6 and a height of 111 metres (364 feet) are proposed.
- (ii) 1368-1398 West Broadway (referred to as the "Hemlock Street site") from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 38-storey mixed-use building containing 197 strata residential units, 257 hotel rooms, and a turnkey seniors' centre on level three. A floor space ratio (FSR) of 13.4 and a height of 132 metres (433 feet) are proposed.

6. CD-1 Rezoning: 8530-8550 Cambie Street

To rezone 8530-8550 Cambie Street from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use residential development with two 43-storey, one 10-storey, and one seven-storey building connected by a three-storey podium, with 1,000 rental units, of which 20% of the residential floor area will be for below-market rentals, one level of commercial space, two levels of industrial space, a privately owned childcare facility, a privately owned seniors' centre, and a privately owned public space (POPS). A floor space ratio (FSR) of 5.1 and a height of 139.0 metres (456 feet) are proposed.

7. CD-1 Rezoning: 304-316 East 1st Avenue

To rezone 304-316 East 1st Avenue from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 26-storey mixed-use building containing 217 rental units, with 20% of the residential floor area for below-market rental units, and office and commercial spaces. A floor space ratio (FSR) of 11.8 and a height of 83 metres (272 feet) are proposed.

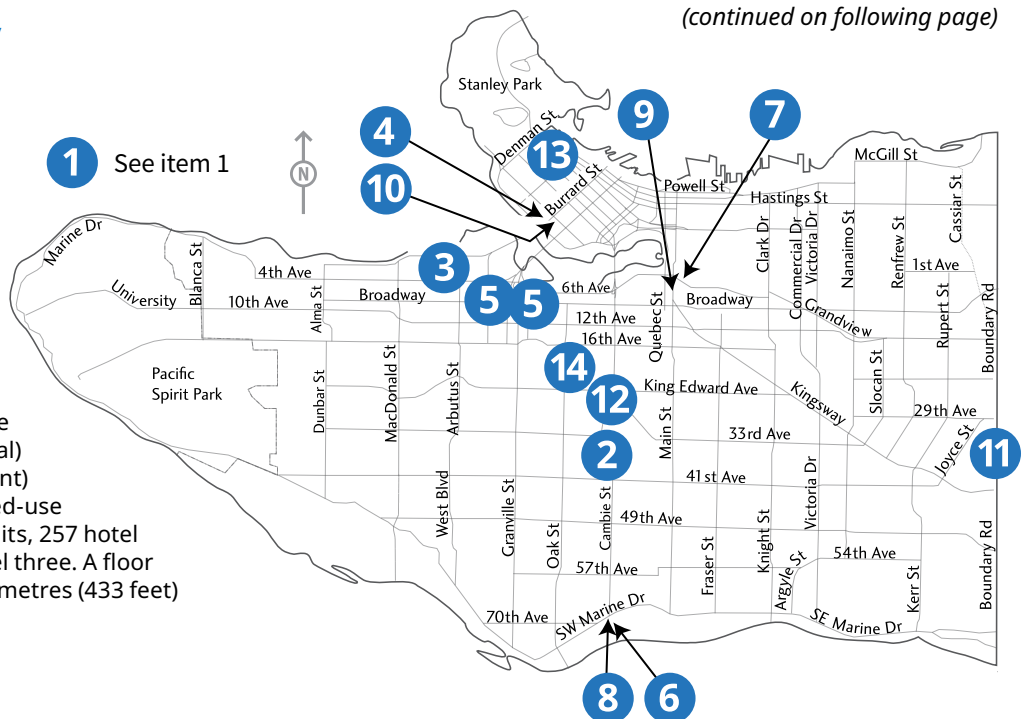
8. CD-1 Rezoning: 8427-8483 Cambie Street

To rezone 8427-8483 Cambie Street from RT-2 (Residential) to CD-1 (Comprehensive Development) District to permit the development of a 37-storey mixed-use building containing 330 strata-titled residential units, approximately 55 social housing units and commercial space on the ground floor. A floor space ratio (FSR) of 7.9 and a height of 116 metres (381 feet) are proposed.

9. CD-1 Rezoning: 2345-2349 Main Street

To rezone 2345-2349 Main Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 25-storey mixed-use building containing 315 units of student housing, underground space for School – Arts or Self-Improvement uses for the expansion of the existing Goh Ballet Academy, commercial space on the ground floor, and retention of the façades of the Vancouver Heritage Register listed building (Royal Bank of Canada Building, also known as the Goh Ballet Building). A floor space ratio (FSR) of 21.3 and a height of 108.0 metres (354 feet) are proposed.

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Future Council Decision: July 28, 2026 *continued*

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

To rezone 904-928 Davie Street and 1223 Hornby Street from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit the development of a 32-storey mixed-use building with a six-storey podium containing 244 strata-titled residential units and commercial space on the ground floor. A floor space ratio (FSR) of 13.0 and a height of 100 metres (328 feet) are proposed.

11. CD-1 Rezoning: 5027-5053 Boundary Road

To rezone 5027-5053 Boundary Road from CD-1 (Comprehensive Development) District (241) By-law No. 6528 to a new CD-1 (Comprehensive Development) District to permit the development of a 21-storey residential building containing 216 social housing units and commercial space on the ground floor. A floor space ratio (FSR) of 8.0 and a height of 74 metres (243 feet) are proposed.

12. Modification to Conditions of By-law Enactment for CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue

To amend the CD-1 By-law enactment conditions approved in principle by Council on May 19, 2026, for 4339-4387 Cambie Street and 506 West 27th Avenue. The proposal recommends (1) changing how the amount of Community Amenity Contribution (CAC) payable by the applicant is calculated, including a potential reduction in total CAC to incentivize delivery of the project and needed housing and (2) introducing enhanced *Tenant Relocation and Protection Policy* requirements.

13. CD-1 Rezoning: 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street

To rezone 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of two residential towers at 43 and 48 storeys containing 314 strata housing units, 69 rental housing units (including seven below-market rental units), 75 social housing units, and a 56-space public childcare facility. A floor space ratio (FSR) of 14.48 and a maximum height of 135.2 metres (444 feet) are proposed.

14. Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)

To rezone CD-1 (884) (Comprehensive Development) District By-law No. 14221 for 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block) to RR-2B (Residential) District, to allow for a six-storey rental building with approximately 90 units and a maximum 2.7 FSR, to R1-1 (Residential) District, to allow for a mix of low-density housing options including up to a four-unit multiplex development on proposed Lots 2 to 20, and to CD-1 (Comprehensive District) to permit Park use for a permanent park at the southeast corner of the block.

FOR MORE INFORMATION ON REZONING APPLICATIONS, VISIT shapeyourcity.ca/rezoning AND REFER TO THE REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

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