

## Public Hearing: February 3, 2026



Tuesday, February 3, 2026, at 6 pm 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 hold a Public Hearing to consider the following matters:

### 1. Rezoning: 6507-6527 Maple Street

To rezone 6507-6527 Maple Street from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building. A floor space ratio (FSR) of 2.40 and height of 16.8 metres (55 feet) are proposed.

### 2. CD-1 Text Amendment: 138 East 7th Avenue

To amend the text of CD-1 (511) (Comprehensive Development) District By-law No. 10328 at 138 East 7th Avenue, to permit the development of a six-storey mixed-use building with office and service uses. A floor space ratio (FSR) of 5.1 and a height of 28.2 metres (93 feet), are proposed.

### 3. CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street

To rezone 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District, to permit a mixed-use development with a 40-storey (west tower) and a 52-storey (east tower) connected with a podium, with 1,089 secured rental units and ground floor commercial space. A maximum floor area of 80,700 square metres (868,648 square feet), and a maximum building height of 165 metres (541 feet), are proposed.

### 4. CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street

To rezone 1405 Main Street and 1510 Quebec Street from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use development with 42-storey (sub-area A) and 25-storey (sub-area B) buildings connected by a six-storey podium, with 780 rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 10.6 and building heights of 129.5 metres (425 feet) and 79.8 metres (262 feet), are proposed.

## Public Hearing: February 5, 2026



Thursday, February 5, 2026, at 6 pm 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 hold a Public Hearing to consider the following matters:

### A. CD-1 Rezoning: 10 East 11th Avenue

To rezone 10 East 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 15-storey mixed-use building containing 115 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 6.8 and a height of 51.0 metres (167 feet), are proposed.

### B. CD-1 Rezoning: 1613-1625 Nanaimo Street

To rezone 1613-1625 Nanaimo Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building containing 23 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 2.80 and a height of 19 metres (62 feet), are proposed.

### C. CD-1 Rezoning: 4967-5017 Main Street

To rezone 4967-5017 Main Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing 31 strata units and 24 rental units. A floor space ratio (FSR) of 2.3 and a height of 18.3 metres (60 feet), are proposed.

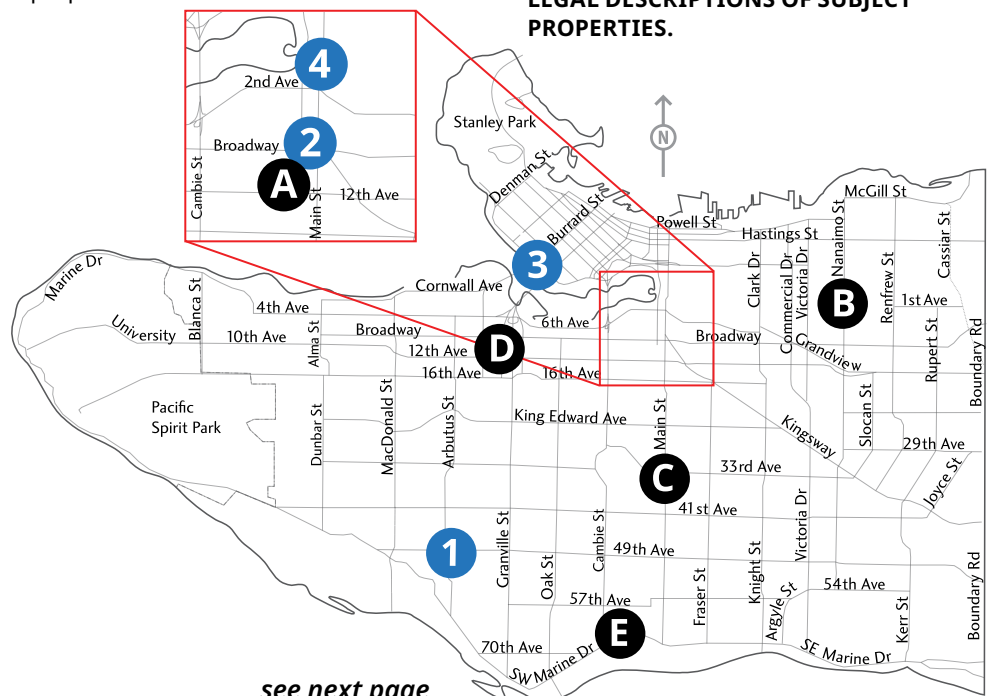
### D. CD-1 Rezoning: 1550 West 11th Avenue

To rezone 1550 West 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey mixed-use building containing 160 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 6.80 and a height of 60.2 metres (197 feet), are proposed.

### E. CD-1 Rezoning: 8080 Yukon Street

To rezone 8080 Yukon Street from CD-1 (Comprehensive Development) (88) District to a new CD-1 (Comprehensive Development) District, to permit the development of four residential buildings containing 903 social housing units, including a six-storey building for seniors and three other buildings of 26, 28 and 32 storeys. A maximum floor area of 58,190.0 square metres (626,352 square feet) and a maximum building height of 97.0 metres (318 feet), are proposed.

**FOR MORE INFORMATION ON THESE REZONING APPLICATIONS, VISIT [shapeyourcity.ca/rezoning](https://shapeyourcity.ca/rezoning) AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.**



see next page

## Public Hearing: February 3 & 5, 2026

Public Hearings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate in the Public Hearing either by speaking by phone or in person or by submitting publicly accessible comments with your name attached for the Mayor and Council.

Registration to speak at the Public Hearing begins on Friday, January 23, 2026, at 8:30 am.

- Register to speak online by visiting [vancouver.ca/your-government/speak-at-city-council-meetings.aspx](https://vancouver.ca/your-government/speak-at-city-council-meetings.aspx) and select the agenda item(s) you wish to speak to; telephone participation is encouraged as it is the most efficient way to speak to Council.
- Register to speak via phone by calling **604-829-4238** and specifying which meeting date, meeting type and agenda item(s) you wish to speak to and indicate whether you are participating by telephone or in person.

In-person registration is available on the day of the Public Hearing, between 5:30 and 6 pm at City Hall, Third Floor.

At the end of the registered speakers list, the Chair will provide a final opportunity to participate in the Public Hearing. The Chair will close the speakers list upon seeing no further speakers.

### SEND YOUR COMMENTS TO COUNCIL:

- Online: [vancouver.ca/public-hearing-comments](https://vancouver.ca/public-hearing-comments)
- Email: [speaker.request@vancouver.ca](mailto:speaker.request@vancouver.ca)
- Mail: City of Vancouver, City Clerk's Office  
453 West 12th Avenue, Third Floor,  
Vancouver, BC, V5Y 1V4

### FOLLOW THE PUBLIC HEARING ONLINE:

- X: [@VanCityClerk](https://twitter.com/VanCityClerk)
- Live stream: [vancouver.ca/council-video](https://vancouver.ca/council-video)

### REVIEW DRAFT BY-LAWS STARTING FRIDAY, JANUARY 23, 2026:

- In person: City Clerk's Office  
on the Third Floor of City Hall  
(Mondays to Fridays, 8:30 am to 5 pm)
- Online: [vancouver.ca/councilmeetings](https://vancouver.ca/councilmeetings)  
(Posted at 1 pm)

Public Hearing minutes will be posted online and at the City Clerk's Office several days after a meeting. Details of all Council meetings can be found at:

[council.vancouver.ca](https://council.vancouver.ca)

**FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK:** [vancouver.ca/publichearings](https://vancouver.ca/publichearings)