

## Future Council Decision: April 14, 2026



Tuesday, April 14, 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:

### 1. CD-1 (839) Text Amendment: 5590 Victoria Drive and 2005 East 40th Avenue

To amend CD-1 (Comprehensive Development) District (839) By-law No. 13493, to increase the floor space ratio (FSR) from 3.49 to 3.5 and to change the secured rental housing from for-profit affordable rental housing to be leased by a non-profit corporation, with 30% of the dwelling units to be occupied by households with incomes below housing income limits (HILs) and each rented at a rate no higher than 30% of the aggregate household income, to be secured market rental housing.

### 2. CD-1 Rezoning: 4088 Granville Street

To rezone 4088 Granville Street from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District, to permit the development of three three-storey residential rental buildings containing 31 units. A floor space ratio (FSR) of 1.2 and a height of 13.4 metres (44 feet), are proposed.

### 3. CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street

To rezone 3803-3823 West 10th Avenue and 2553 Highbury Street from RR-3B (Residential Rental) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building containing 82 rental units and commercial space on the ground floor, and to allow a two year time-limited removal of the requirement to provide 20% of the residential floor area as below-market rental.

### 4. CD-1 Rezoning: 310 East 14th Avenue

To rezone 310 East 14th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey rental residential building containing 138 units, with 20% of the residential floor area to be secured as below-market rental units. A floor space ratio (FSR) of 6.53 and a height of 60 metres (197 feet) are proposed.

### 5. Rezoning: 1305-1325 West 13th Avenue

To rezone 1305-1325 West 13th Avenue from R3-3 (Residential) District to R5-4 (Residential) District, to permit the development of a 20-storey residential building containing 172 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.50 and a height of 84.0 metres (276 feet), are proposed.

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

Council meetings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate by submitting comments that will be distributed to the Mayor and Councillors. There will be no opportunity to speak at the Council meeting.

In accordance with the Vancouver Charter, a Public Hearing is not required if a proposed zoning by-law is consistent with the *Vancouver Official Development Plan*. If the proposed zoning by-law is consistent with the *Vancouver Official Development Plan*, is for the sole purpose, in part or in whole, a residential development, and contains a majority residential use, a Public Hearing is prohibited.

#### SEND YOUR COMMENTS TO COUNCIL:

- Online: [vancouver.ca/contact-council](https://vancouver.ca/contact-council)
- Mail: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4

#### FOLLOW THE COUNCIL MEETING ONLINE:

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

#### Review draft by-laws starting Thursday, April 9, 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)

Council meeting 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)

