

Public Hearing: July 23, 2026



Thursday, July 23, 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. Vancouver ODP Amendment: 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon Street

For the site at 6333 Yukon Street, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Residential Mid-Rise to Residential High-Rise 1, and to rezone the site at 6333-6369 Yukon Street from R1-1 (Residential) to CD-1 (Comprehensive Development) District to permit the development of a 23-storey residential building containing 276 rental units. A floor space ratio (FSR) of 6.55 and a height of 70 metres (230 feet) are proposed.

2. Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street

For the site at 6525-6577 Oak Street, to amend the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, and to rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an 18-storey mixed-use building containing 189 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a private 160-space childcare facility, and commercial space on the ground floor. A floor space ratio (FSR) of 7.5 and a height of 57 metres (187 feet) are proposed.

3. Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway

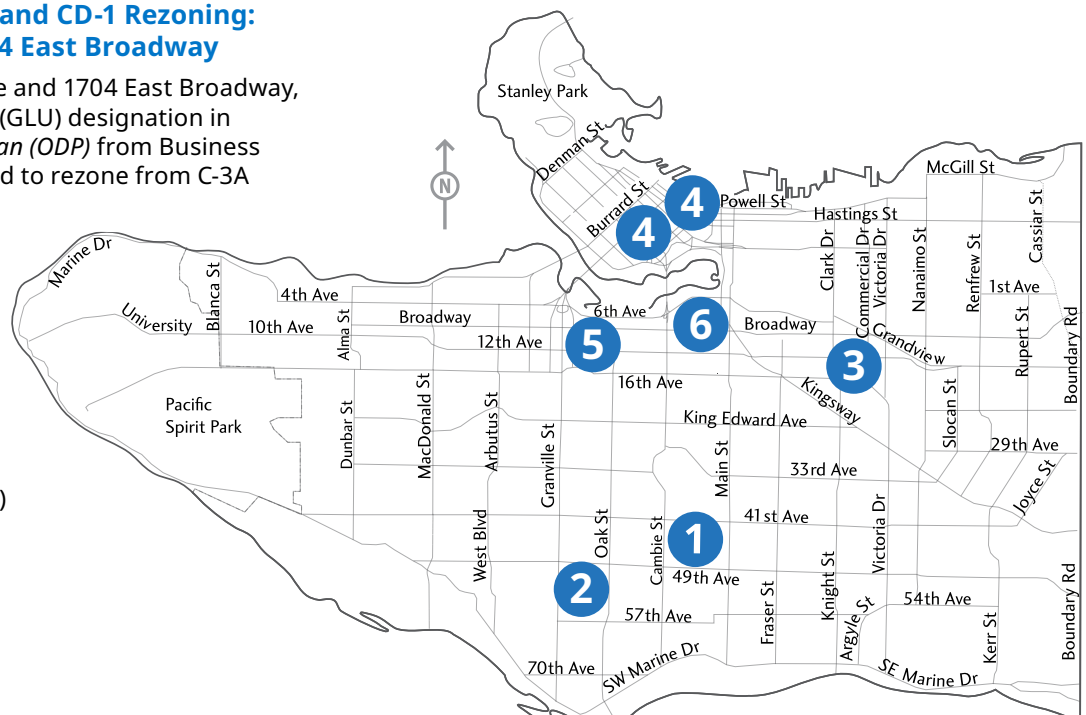
For the site at 2516 Commercial Drive and 1704 East Broadway, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Business District to Mixed-Use High-Rise 2, and to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 31-storey mixed-use residential building containing 207 rental units, one storey of social services space, one storey of office space, and commercial space on the ground floor. A floor space ratio (FSR) of 14.8 and a height of 91.7 metres (301 feet) are proposed.

4. Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street

The Generalized Land Use (GLU) designation in the ODP would change from Business District to Mixed-Use High-Rise 2 for the site at 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and to rezone 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street from DD (Downtown District) to CD-1 (Comprehensive Development) District. To permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor the removal of the heritage designation for the entire Randall Building at 535-565 West Georgia Street, and the heritage designation of the Georgia Street façade of the Randall Building as protected heritage property. A maximum floor area of 281,000 square metres (3,024,659 square feet) and a height of 315 metres (1,034 feet).

The Generalized Land Use (GLU) designation in the ODP would change from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1 for the site at 388 Abbott Street and to rezone from CD-1 (732) to a new CD-1 to permit the development of 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor. A floor space ratio (FSR) of 16.2 and building height of 85 metres (279 feet).

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5. CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway

For the site at 2538-2550 Birch Street and 1290-1298 West Broadway, to amend CD-1 (708) By-law No. 12179 for the site located at 2538-2550 Birch Street and 1290-1298 West Broadway. The proposal is to convert 202 rental units to 202 hotel rooms and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption. The proposal will continue to provide the minimum floor area for below-market rental housing secured in the previous rezoning application. No changes to the form of development are proposed.

6. CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street

To rezone 111 East 5th Avenue and 2060 Quebec Street from I-1A (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for an existing three-storey commercial office building to be repurposed for bulk data storage use (three levels above grade and two levels below grade) and a café on the ground floor.

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

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 Wednesday, July 15, 2026, at 8:30 am.

- Register to speak online by visiting 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
- Email: 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

Review draft by-laws starting Wednesday, July 15, 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/council-meetings (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

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings

