CITY OF VANCOUVER

Future Council Decision: June 2, 2026

Tuesday, June 2, 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 Rezoning: 2170 West 3rd Avenue

To rezone 2170 West 3rd Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 19-storey residential-use building containing 166 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 62.5 metres (205 feet) are proposed.

2. CD-1 Rezoning: 2245-2283 West Broadway

To rezone 2245-2283 West Broadway from C3-A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 25-storey mixed-use building containing 198 market rental units, private childcare, and commercial space on the ground floor. A floor space ratio (FSR) of 9.06 and a height of 82.0 metres (269 feet) are proposed.

3. CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma Street

To rezone 3731-3743 West 4th Avenue and 1975 Alma Street from C-2A (Commercial) District and RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building containing 100 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 3.9 and a height of 24.0 metres (78.7 feet) are proposed.

4. CD-1 Rezoning: 1668 West Broadway

To rezone 1668 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 26-storey mixed-use building containing 208 rental units, commercial space on the ground floor, and office space on the second floor of the podium. A floor space ratio (FSR) of 8.7 and a height of 84 metres (274 feet) are proposed.

5. CD-1 Rezoning: 1188 Cardero Street

To rezone 1188 Cardero Street from RM-5D (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 24-storey residential building containing 221 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 8.83 and a height of 75.0 metres (246 feet) are proposed.

6. CD-1 Rezoning: 1220 Station Street and 201-213 Terminal Avenue

To rezone 1220 Station Street and 201-213 Terminal Avenue from FC-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development consisting of two towers of 28 and 36 storeys, connected by an eight-storey podium, including 470 rental units, with at least 20% of the residential floor area secured as below-market rental units, as well as commercial, office, and residential uses within the podium. A floor space ratio (FSR) of 11.2 and a height of 111 metres (364 feet) are proposed.

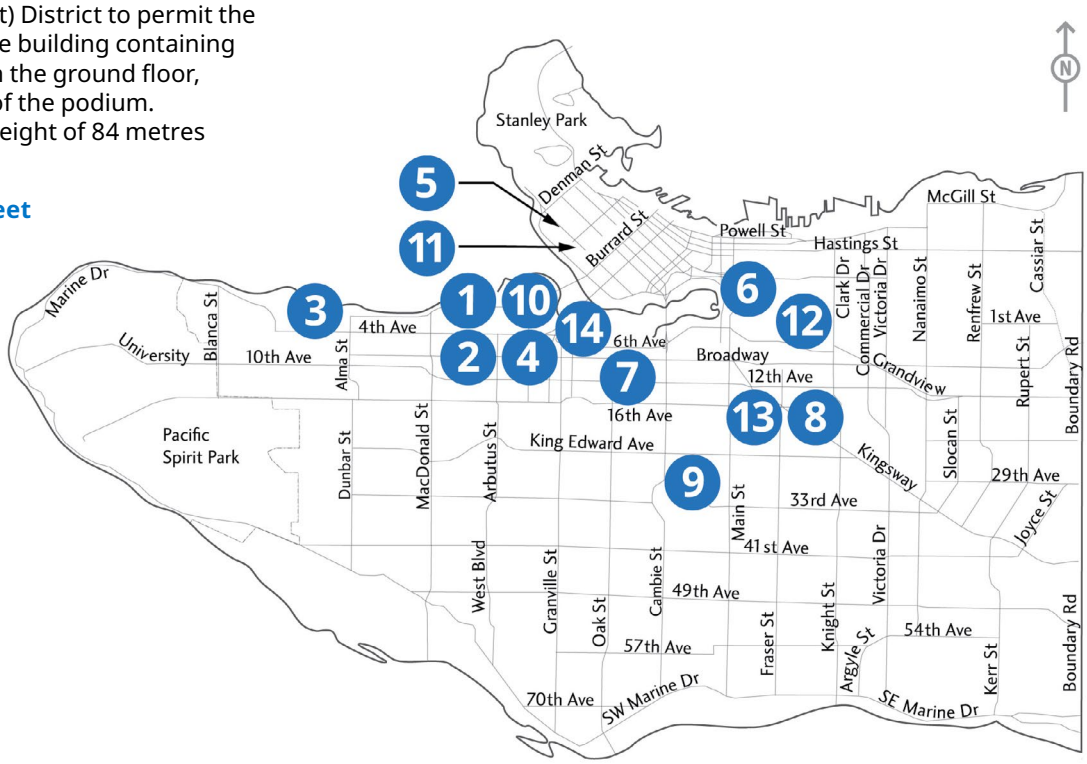
7. CD-1 Rezoning: 1230 West 12th Avenue

To rezone 1230 West 12th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 20-storey residential building containing 110 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.56 and a height of 63 metres (207 feet) are proposed.

8. CD-1 Rezoning: 602-646 Kingsway and 603-617 East 16th Avenue

To rezone 602-646 Kingsway and 603-617 East 16th Avenue from C-2A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of two buildings of 14- and 25-storeys, containing 330 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, a private 20-space childcare facility and the delivery of public open space. A floor space ratio (FSR) of 8.6 and building heights of 46.3 metres (152 feet) and 79.3 metres (260 feet) are proposed.

See next page for items 9-14



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9. CD-1 Rezoning: 4338 and 4362 Cambie Street

To rezone 4338-4362 Cambie Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey mixed-use building containing 101 strata-titled residential units with commercial space on the ground floor. A floor space ratio (FSR) of 5.4 and a height of 43.9 metres (144 feet) are proposed.

10. CD-1 Rezoning: 1827 West 5th Avenue

To rezone 1827 West 5th Avenue from R3-3 (Residential) and C3-A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey mixed-use building containing 37 strata-titled units, and commercial space on the ground floor. A floor space ratio (FSR) of 4.5 and a height of 40.7 metres (134 feet) are proposed.

11. CD-1 Rezoning: 1030 and 1056 Burnaby Street

To rezone 1030 and 1056 Burnaby Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing 90 rental units, with 20% of the residential floor area for below-market rental units, and the retention of the existing 14-storey seniors housing residential building containing 215 units. A total combined floor area of 14,353.9 square metres (154,504 square feet) and heights of 22.0 metres (72 feet) and 40.9 metres (135 feet) are proposed.

12. CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street

To rezone 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street from CD-1 (Comprehensive Development) District (402) By-law No. 8131 to a new CD-1 (Comprehensive Development) District to permit a mixed-use development including a 20-storey office, two 36-storey mixed-use buildings connected with a podium, containing 572 rental units, with 20% of the residential floor area for below-market rental units, a 90-space childcare facility for City ownership and a 0.49 hectare privately-owned public open space. A maximum floor area of 89,000 square metres (957,988 square feet) and maximum building height of 116 metres (381 feet).

13. CD-1 Rezoning: 360 East 14th Avenue

To rezone 360 East 14th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of an 18-storey rental residential building containing 137 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 56.9 metres (187 feet) are proposed.

14. CD-1 Rezoning: 1500-1580 West 3rd Avenue

To rezone 1500-1580 West 3rd Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 17-storey building containing 160 hotel units. A floor space ratio (FSR) of 16.4 and a height of 53.6 metres (176 feet) are proposed.

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FOR MORE INFORMATION ON REZONING APPLICATIONS, VISIT 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**
- Mail: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4.

FOLLOW COUNCIL ONLINE:

- X: **@VanCityClerk**
- Live stream: **vancouver.ca/council-video**

Review draft by-laws starting Monday, May 25, 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** (Once Posted)

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**