

Future Council Decision: July 14, 2026



Tuesday, July 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 (59) Text Amendment: Vancouver General Hospital

Council will consider amendments to CD-1 (Comprehensive Development) District (59) By-law No. 4472, which covers the Vancouver General Hospital (VGH). The amendment is to permit the development of a new 11-storey institutional building at 818-990 West 10th Avenue and 803-899 West 12th Avenue, and a temporary cycling centre at 2785 Ash Street. The proposed 11-storey building would contain approximately 34,000 square metres (365,973 square feet) of hospital uses including new emergency and inpatient care space. Amendments to maximum floor space ratio, maximum site coverage, floor space ratio exclusions and parking requirements are proposed.

2. Revision to Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue

To revise the CD-1 By-law approved in principle by Council on February 25, 2025, for 282 West 49th Avenue. The proposed revisions are to increase the floor area of the community centre and associated childcare portion of the development by 371 square metres (3,993 square feet) and to increase the height of the three buildings by up to 2.0 metres.

3. Revision of Approval in Principle – CD-1 Rezoning: 8080 Yukon Street

To revise the CD-1 By-law approved in principle by Council on February 5, 2026, for 8080 Yukon Street. The proposed revisions increase the allowable height of the six-storey building for seniors housing by 2.3 metres (7.5 feet) to a total of 25.3 metres (83 feet).

4. CD-1 Rezoning: 6212-6218 Ash Street

To rezone 6212-6218 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed use building containing 30 rental units, with 20% of the residential floor area for below-market rental units, and a 37-space private childcare facility on the ground floor. A floor space ratio (FSR) of 3.4 and a height of 23 metres (75 feet) are proposed.

5. CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street

To rezone 807-819 Hornby Street and 908-948 Robson Street from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit the development of a 35-storey mixed-use building containing 176 strata residential units, 160 hotel rooms, and commercial space on the ground floor. A floor space ratio (FSR) of 14.5 and a height of 108.7 metres (357 feet) are proposed.

6. CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow Street

To rezone 1045 Haro Street and 830-850 Thurlow Street from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit the development of a mixed-use residential development with 26- and 25-storey buildings connected by an eight-storey podium containing 542 rental units, of which 22 rental units will be for below-market rentals, a private 37-space childcare facility and commercial space on the ground floor. A floor space ratio (FSR) of 10.6 and a maximum building height of 80.9 metres (265 feet) are proposed.

7. CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East Broadway

To rezone 2406-2490 Renfrew Street and 2905-2911 East Broadway CD-1 (846) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to permit the development of a 31-storey mixed-use building and six-storey mixed-use building with 339 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 7.5 and a height of 97 metres (318 feet) are proposed.

8. CD-1 Rezoning: 365-395 West Broadway

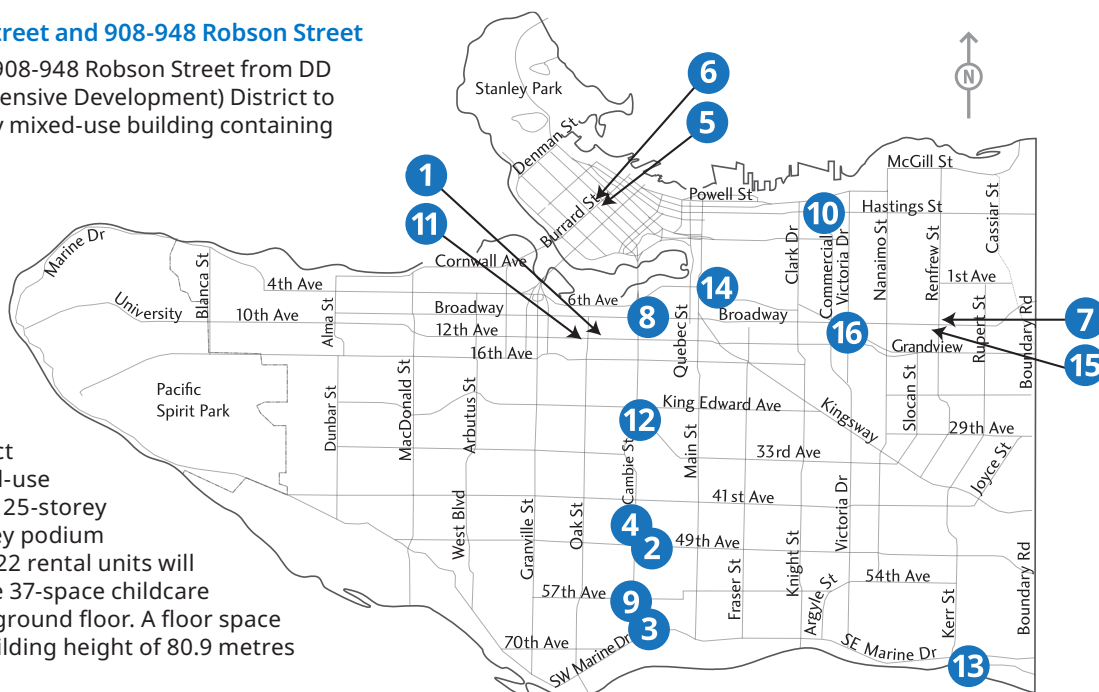
To rezone 365-395 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 32-storey mixed-use building containing 196 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 22.0 and a height of 104 metres (341 feet) are proposed.

9. CD-1 Rezoning: 7525 Cambie Street

To rezone 7525 Cambie Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey mixed-use mass timber building containing 97 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 4.26 and a height of 48 metres (157 feet) are proposed.

10. CD-1 Rezoning: 1618-1680 East Hastings Street

To rezone 1618-1680 East Hastings Street from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 23-storey mixed-use building containing to 150 social housing units, a social service centre, a post-secondary school and 44-space Indigenous childcare facility for City ownership. A floor space ratio (FSR) of 5.9 and a height of 81.0 metres (266 feet) are proposed.



11. CD-1 Rezoning: 1088 West 12th Avenue

To rezone 1088 West 12th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 26-storey mixed-use building containing 304 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 6.9 and a height of 81 metres (265 feet) are proposed.

12. CD-1 Rezoning: 466-476 West 27th Avenue

To rezone 466-476 West 27th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of a 15-storey residential building containing 140 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.89 and a height of 45.6 metres (150 feet) are proposed.

13. CD-1 Amendment: CD-1 (499) East Fraser Lands Area 2 South: 3202-3270 Riverwalk Avenue (Parcel 11)

To amend CD-1 (499) By-law No. 10195 for East Fraser Lands Area 2 South: 3202-3270 Riverwalk Avenue (Parcel 11) to increase the allowable height from 12 storeys to 15 storeys. A maximum building height of 48 metres (158 feet) is proposed, and no change to the overall permitted density is proposed.

14. CD-1 Rezoning: 375 East 1st Avenue

To rezone 375 East 1st Avenue from CD-1 (402) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to permit a mixed-use development including a 40-storey building and three 35-storey buildings connected by a podium, with 639 strata-titled units, 485 rental units, and 32 in-kind social housing units for artists with an adjacent in-kind arts and culture production space, a 225-room hotel, office and commercial space, and privately owned indoor and outdoor public spaces. A maximum floor area of 110,800 square metres (1,192,641 square feet) and a maximum building height of 137 metres (449 feet) are proposed.

15. CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528-2580 Kaslo Street

To rezone 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528-2580 Kaslo Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of four mixed-use towers, ranging from 39 to 45 storeys, containing residential space with 1,386 strata-titled units and 573 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a 73-space private child day care facility, and ground-floor commercial space. A total floor area 132,462 square metres (1,425,809 square feet), a floor space ratio (FSR) of 10.7, and a maximum height of 134 metres (440 feet) are proposed.

16. CD-1 Rezoning: 2611 Victoria Drive

To rezone 2611 Victoria Drive from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 26-storey mixed-use building containing 250 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 10.9 and a height of 83 metres (272 feet) are proposed.

FOR MORE INFORMATION ON THESE 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

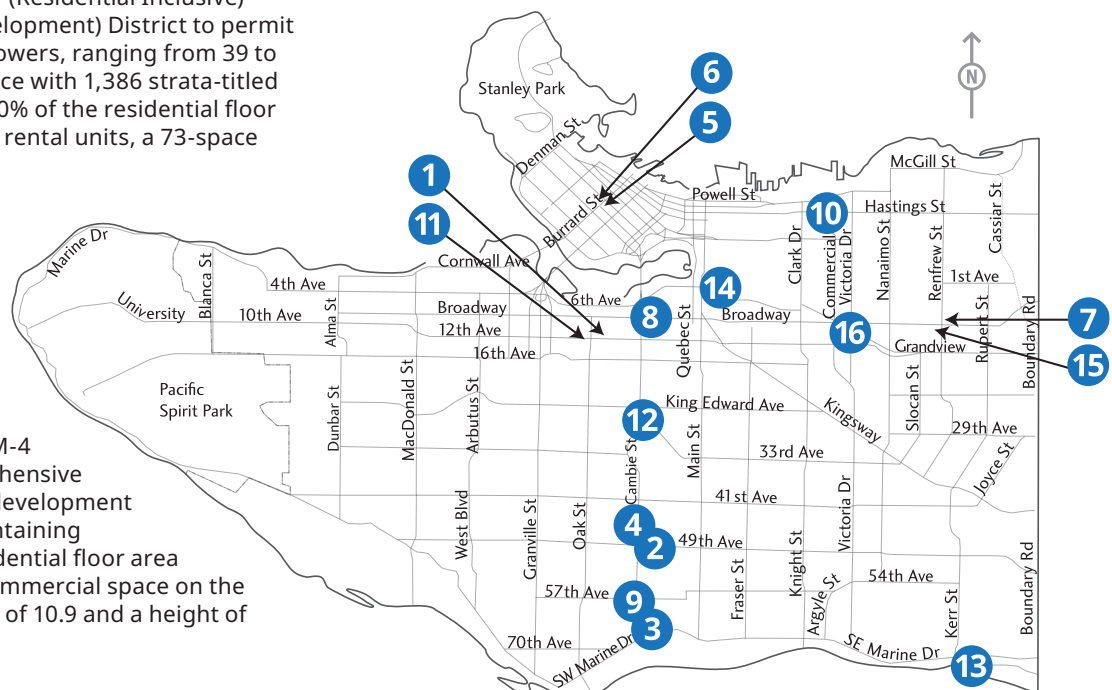
FOLLOW COUNCIL MEETING ONLINE:

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

Review draft by-laws starting Monday, July 6, 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



Future Council Decision: July 14, 2026

Tuesday, July 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. Updating Development Contributions: A New Framework for Financing Growth (2027-2036)

This report presents a comprehensive update to the City's financing growth framework to support anticipated population and employment growth from 2027-2036, informed by a detailed development forecast and capital program. The proposed changes respond to new provincial legislation, evolving market conditions, and infrastructure needs, and are intended to improve the City's ability to deliver infrastructure and amenities while maintaining development viability. These changes include the following:

properties subject to these zones will be affected.

- Introduce the Amenity Cost Charge (ACC) By-Law which will serve as the primary tool for funding growth-related community amenities.
- Amend the Development Cost Levy (DCL) By-laws to support development viability, align with capital plan priorities, and introduce fire facilities as a new eligible category.
- Amend the Community Amenity Contributions through Rezoning Policy to expand exemptions and limit CACs to larger, more complex rezonings where site-specific benefits are appropriate.
- Amend the Public Art Policy for Rezoned Developments to no longer apply to rezoning applications.

The proposed changes represent a shift to a more simplified and consistent system with predictable, broad-based contributions. The framework is designed to support housing delivery and economic activity, align with senior government funding programs, and ensure continued investment in infrastructure and complete communities. If approved, updated rates and policies would take effect on September 30, 2026.

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.

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 MEETING ONLINE:

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

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

