

# Future Council Decision: May 19, 2026

Tuesday, May 19, 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 (847) Text Amendment: 133-159 West 49th Avenue (Formerly 131-163 West 49th Avenue)

To amend CD-1 (847) (Comprehensive Development) District By law No. 13626 for 133-159 West 49th Avenue (formerly 131-163 West 49th Avenue) to increase the floor space ratio (FSR) from 2.50 to 2.62 to permit mezzanine spaces within existing double-height spaces of ground-floor commercial retail units.

## 2. CD-1 Rezoning: 717-743 West 28th Avenue

To rezone 717-743 West 28th Avenue from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential rental building containing 94 units. A floor space ratio (FSR) of 3.0 and a height of 21 metres (69 feet) are proposed.

## 3. CD-1 Rezoning: 2244-2280 West 6th Avenue

To rezone 2244-2280 West 6th Avenue from R5-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two 22-storey residential buildings containing 416 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 84 metres (276 feet) are proposed.

## 4. CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue

To rezone 4339-4387 Cambie Street and 506 West 27th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of a nine-storey, mixed-use building containing 148 strata residential units and commercial space on the ground floor. A floor space ratio (FSR) of 3.6 and a height of 28.7 metres (94 feet) are proposed.

## 5. CD-1 Rezoning: 2120-2130 West 10th Avenue

To rezone 2120-2130 West 10th Avenue from C-8 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 120 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 7.7 and a height of 70 metres (230 feet), are proposed.

## 6. CD-1 Rezoning: 1880-1898 Main Street and 1851 Lorne Street

To rezone 1880-1898 Main Street and 1851 Lorne Street from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 17-storey mixed-use building containing 185 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 8.0 and a height of 51.2 metres (168 feet) are proposed.

(see Item #7 on following page) ►



## 7. Fast-Tracking Rental Housing – Updates to Residential Rental Districts\*

### **Proposed Amendments to the Zoning and Development By-law:**

To amend the Zoning and Development By-law to make changes to the RR-2A, RR-2B and RR-2C Districts Schedule and the RR-3A and RR-3B Districts Schedule to reduce or remove requirements for below market rental housing to certain districts in order to support development viability. These proposed changes include adding a new RR-3C district, repealing RR-2C and making further amendments to the district schedules to simplify the regulations. The proposed Zoning and Development By-law amendments will apply to all 21 properties across the city zoned RR-2A, RR-2B, or RR-3B.

#### **4708-4742 Joyce Street and 3604 Tanner Street**

On May 19, 2026, Council will consider City-led amendments to the Secured Rental Policy and the RR (Rental residential) zones. If enacted, this property will be rezoned from R1-1 to RR-2B which allows this property's building height to be increased to up to eight-storeys. This will replace the previous approval in principle that would have resulted in the property being rezoned from R1-1 to RR-2C, which would only have permitted six-storeys. If an eight-storey building is applied for, a development permit application will follow with neighborhood notification through the City's standard processes.

#### **4471-4485 Fraser Street and 691 East 29th Avenue**

On May 19, 2026, Council will consider City-led amendments to the Secured Rental Policy and the RR (Rental residential) zones. If enacted, this property will be rezoned from RT-2 to RR-3C which allows this property's building height to be increased to up to six-storeys. This will replace the previous approval in principle that would have resulted in the property being rezoned from R1-1 to RR-3A, which would only have permitted four-storeys. If a six-storey building is applied for, a development permit application will follow with neighborhood notification through the City's standard processes.

#### **2005-2045 West 49th Avenue**

On May 19, 2026, Council will consider City-led amendments to the Secured Rental Policy and the RR (Rental residential) zones. If enacted, this property will be rezoned from R1-1 to RR-2B which allows a six-storey residential rental building with no below market rental residential units. This will replace the previous approval in principle that would have resulted in the property being rezoned from R1-1 to RR-2C, which would have required below market rental residential units.

#### **1401-1455 East 49th Avenue**

On May 19, 2026, Council will consider City-led amendments to the Secured Rental Policy and the RR (Rental residential) zones. If enacted, this property will be rezoned from R1-1 to RR-3C which allows a six-storey mixed-use residential rental building with no below market rental units. This will replace the previous approval in principle that would have resulted in the property being rezoned from R1-1 to RR-3B, which would have required below market rental residential units.

**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.**

**\*FOR MORE INFORMATION ON "FAST-TRACKING RENTAL HOUSING – UPDATES TO RESIDENTIAL RENTAL DISTRICTS" VISIT [shapeyourcity.ca/fast-tracking-rental-housing-and-small-hotels](https://shapeyourcity.ca/fast-tracking-rental-housing-and-small-hotels)**

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 COUNCIL ONLINE:**

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

#### **REVIEW DRAFT BY-LAWS STARTING MONDAY, MAY 11, 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) (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](https://council.vancouver.ca)