

Future Council Decision: May 5, 2026



Tuesday, May 5, 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 (908) Text Amendment: 185-193 Southwest Marine Drive and 7980 Manitoba Street

To amend CD-1 (908) (Comprehensive Development) District By-law No. 14498 for 185-193 Southwest Marine Drive and 7980 Manitoba Street to increase the maximum floor space ratio (FSR) from 2.4 to 3.05 and the maximum building height from 17.4 metres (57 feet) to 20.4 metres (67 feet) to permit the development of a six-storey residential rental building containing 61 units, of which 20% of the residential floor area will be secured as below-market rental units.

2. CD-1 Rezoning: 6012-6088 Cambie Street

To rezone 6012-6088 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development that includes a 25-storey strata residential building containing 126 strata units, and a 15-storey hotel building containing 94 hotel rooms. The two towers sit atop a shared three-storey podium containing ground-floor commercial space, hotel space, and office space. One floor of the podium will contain a turn-key non-profit social services space. A floor space ratio (FSR) of 8.67 and a height of 83 metres (272 feet), are proposed.

3. CD-1 Rezoning: 5635-5655 Cambie Street and 511 West 41st Avenue

To rezone 5635-5655 Cambie Street and 511 West 41st Avenue from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 31-storey mixed-use building containing 176 strata residential units, office space, in-kind 49-space childcare facility, and commercial space on the ground floor. A floor space ratio (FSR) of 9.7 and a height of 95.2 metres (312 feet) are proposed.

4. CD-1 Rezoning: 320 (318-346) East 2nd Avenue

To rezone 320 (318-346) East 2nd Avenue from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey mixed-use residential building containing 162 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground floor and office space on the second floor. A floor space ratio (FSR) of 7.0 and a height of 64.9 metres (213 feet), are proposed.

5. CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street

To amend CD-1 (Comprehensive Development) District (892) By-law No. 14261 to convert the previously secured cultural amenity space into 14 strata-titled residential units and 258 square metres (2,778 square feet) of commercial space and to increase the maximum floor space ratio (FSR) from 11.96 to 13.0.

6. CD-1 Rezoning: 531-595 West 27th Avenue

To rezone 531-595 West 27th Avenue from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings containing 222 rental units. A floor space ratio (FSR) of 3.0 and a height of 26 metres (85 feet), are proposed.

7. CD-1 Rezoning: 354-380 East 10th Avenue

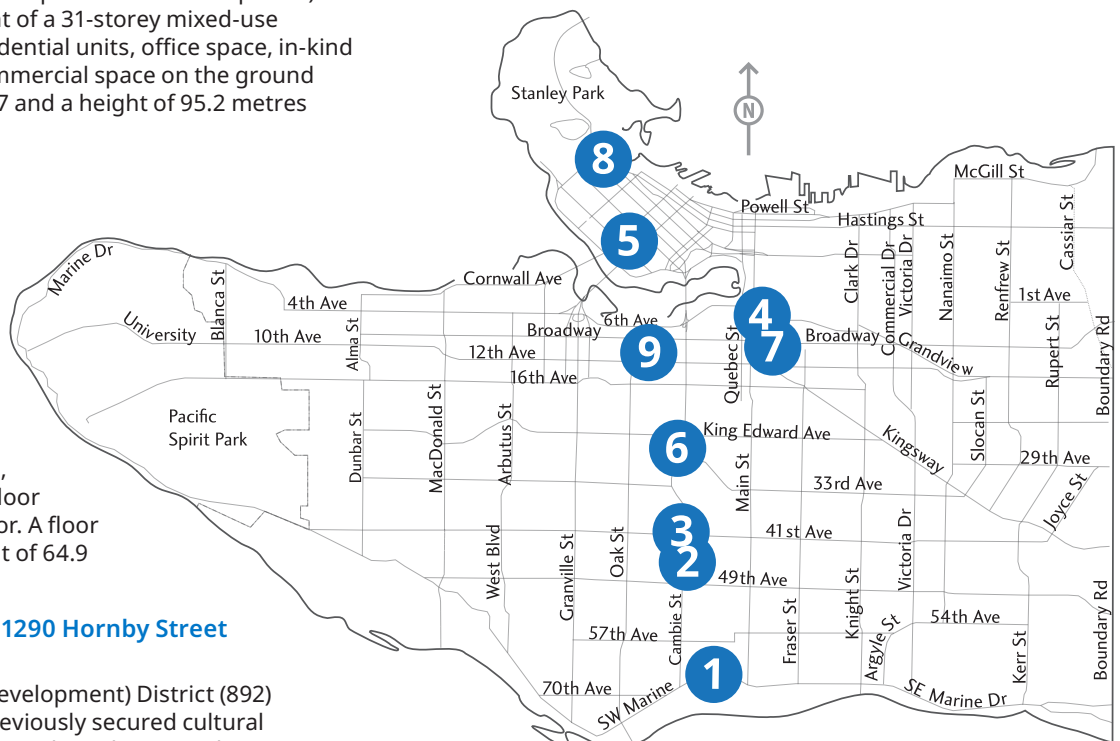
To rezone 354-380 East 10th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 243 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and a four-storey public utility building for telecommunications purposes. A floor space ratio (FSR) of 8.57 and a height of 79.9 metres (262 feet), are proposed.

8. CD-1 Rezoning: 1706-1738 Alberni Street and 735 Bidwell Street

To rezone 1706-1738 Alberni Street and 735 Bidwell Street from RM-5C (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two buildings: A 41-storey mixed-use building (east tower) above a six-storey podium that includes 377 rental units, with 20% of the residential floor area for below-market rental units and commercial space on the ground floor, and a 38-storey residential building (west tower) containing 236 strata units. A floor space ratio (FSR) of 16.11 for the east tower and 14.6 FSR for the west tower and a maximum height of 117.3 metres (385 feet), are proposed.

9. CD-1 Rezoning: 888 West 8th Avenue

To rezone 888 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey commercial building containing 152 hotel rooms and commercial space on the ground floor. A floor space ratio (FSR) of 8.1 and a height of 50.6 metres (166 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 THE COUNCIL MEETING ONLINE:

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

Review draft bylaws starting Monday, April 27, 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 (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