

Public Hearing: May 5, 2026



Tuesday, May 5, 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. CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street

To rezone 888-896 Cambie Street and 111-191 Smithe Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey mixed-use building containing 165 rental units, 246 hotel rooms, commercial space on the ground floor, and the retention of a Vancouver Heritage Register listed building (Stanley Brock Building). A floor space ratio (FSR) of 19.5 and a height of 85.4 metres (280 feet), are proposed.

2. Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District *

Proposed Amendments to the Zoning and Development By-law:

To amend the Zoning and Development By-law to introduce a new C-2A commercial mixed-use district schedule and to rezone 2,348 properties (see Maps 1-8 titled “Lands proposed to be rezoned to C-2A”) to C-2A that are currently zoned C-2, C-2B, C-2C and C-2C1 to enable up to six storeys for rental housing and hotels. The new C-2A enables up to eight storeys in transit-oriented areas for rental housing and hotels.

To amend Section 2 of the Zoning and Development By-law to add a new definition of “transit-oriented area” and amend the R3 Districts Schedule, R4 District Schedule and R5 Districts Schedule of the Zoning and Development By-law to remove the replicated transit-oriented area definition.

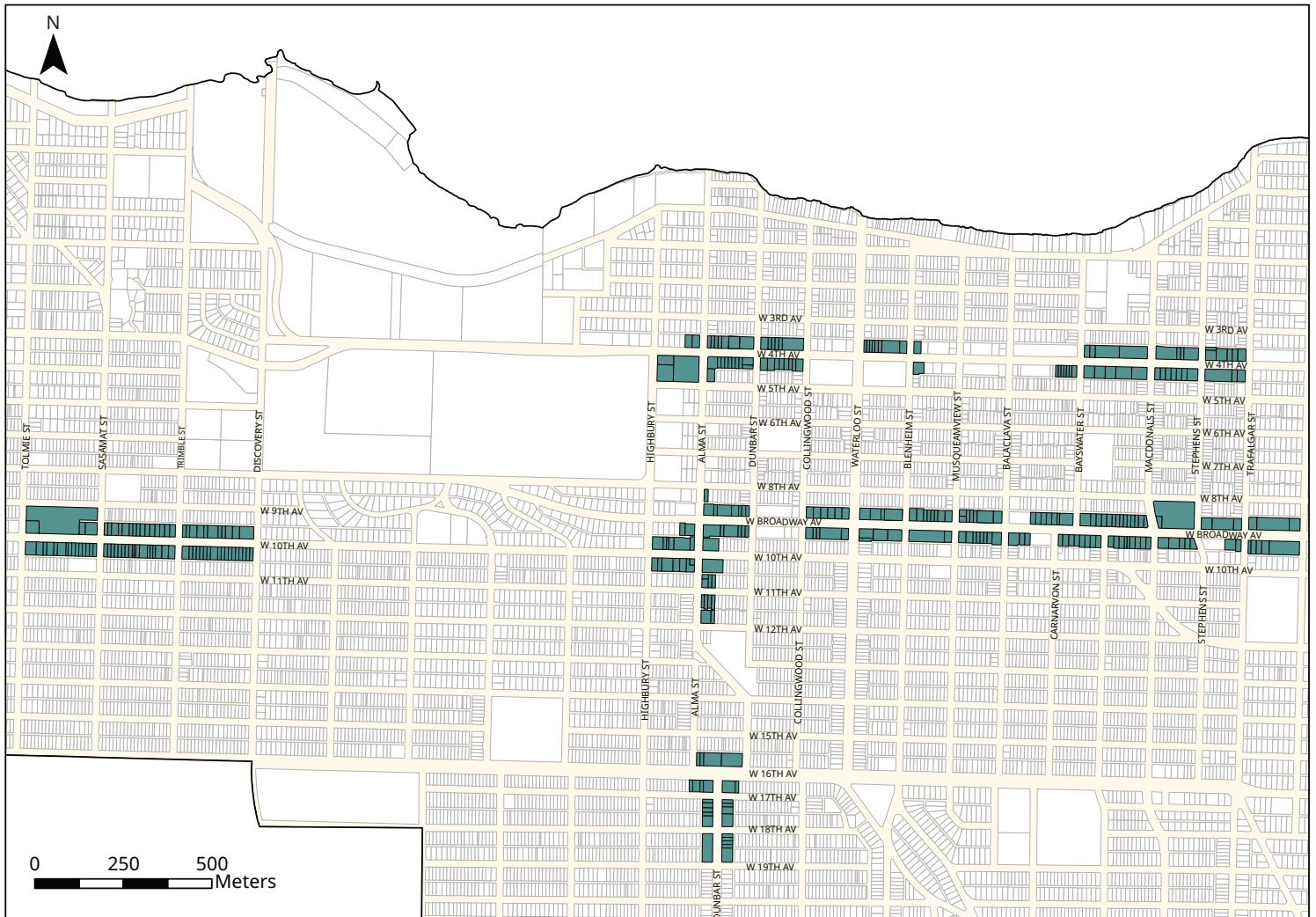
Proposed Amendments to the Rental Housing Stock Official Development Plan:

Amend the Rental Housing Stock Official Development Plan to extend rental housing replacement requirements to the new C-2A district. Properties proposed for rezoning to the new C-2A district are already subject to the Rental Housing Stock Official Development Plan based on their existing zoning in C-2, C-2B, C-2C and C-2C1.

Proposed Amendments to the Downtown Eastside/Oppenheimer Official Development Plan:

Amend the Downtown Eastside/Oppenheimer Official Development Plan to remove the replicated definition of transit-oriented area that is proposed to be added to Section 2 of the Zoning and Development By-law.

Map 1: Lands proposed to be rezoned to C-2A

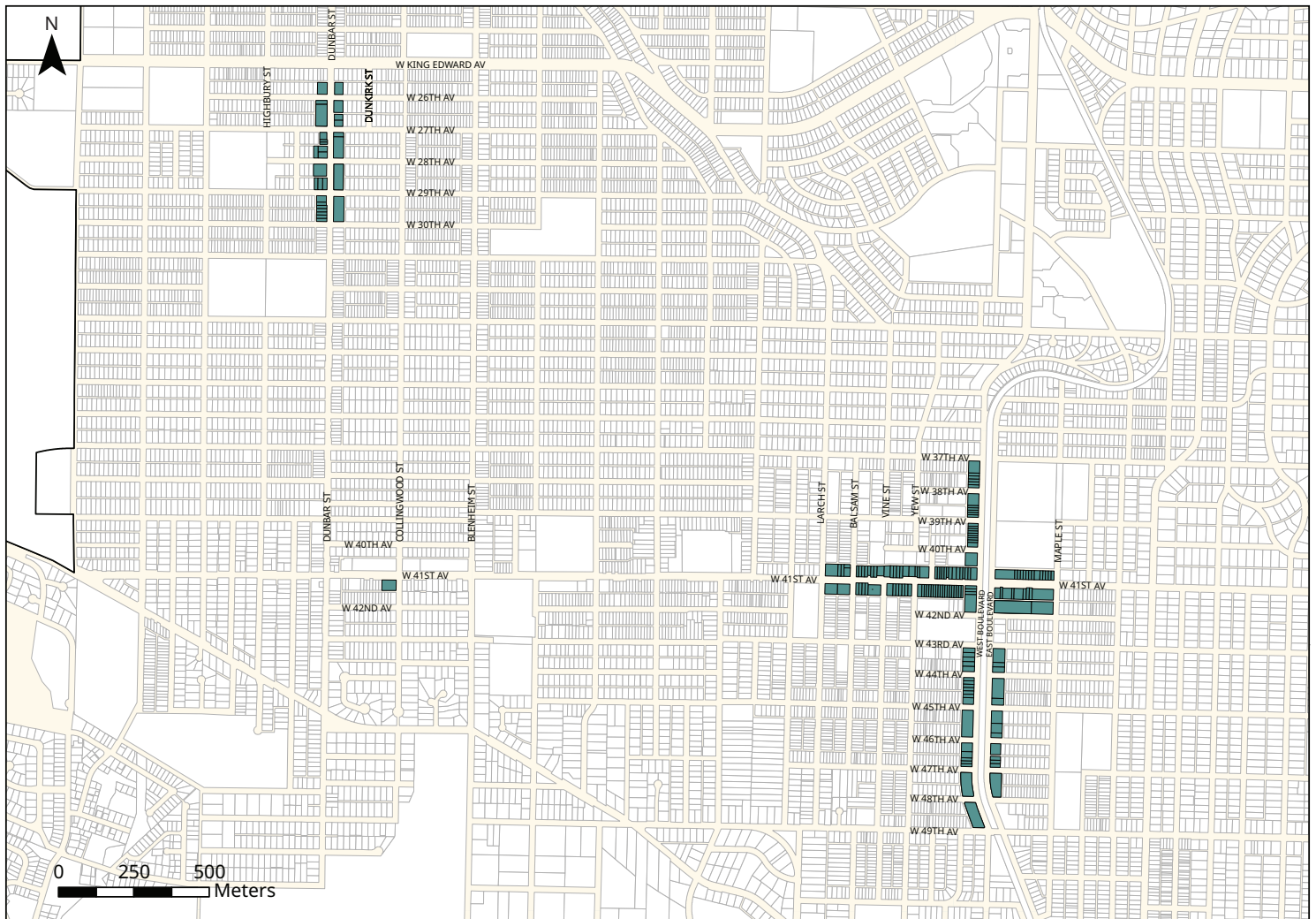


Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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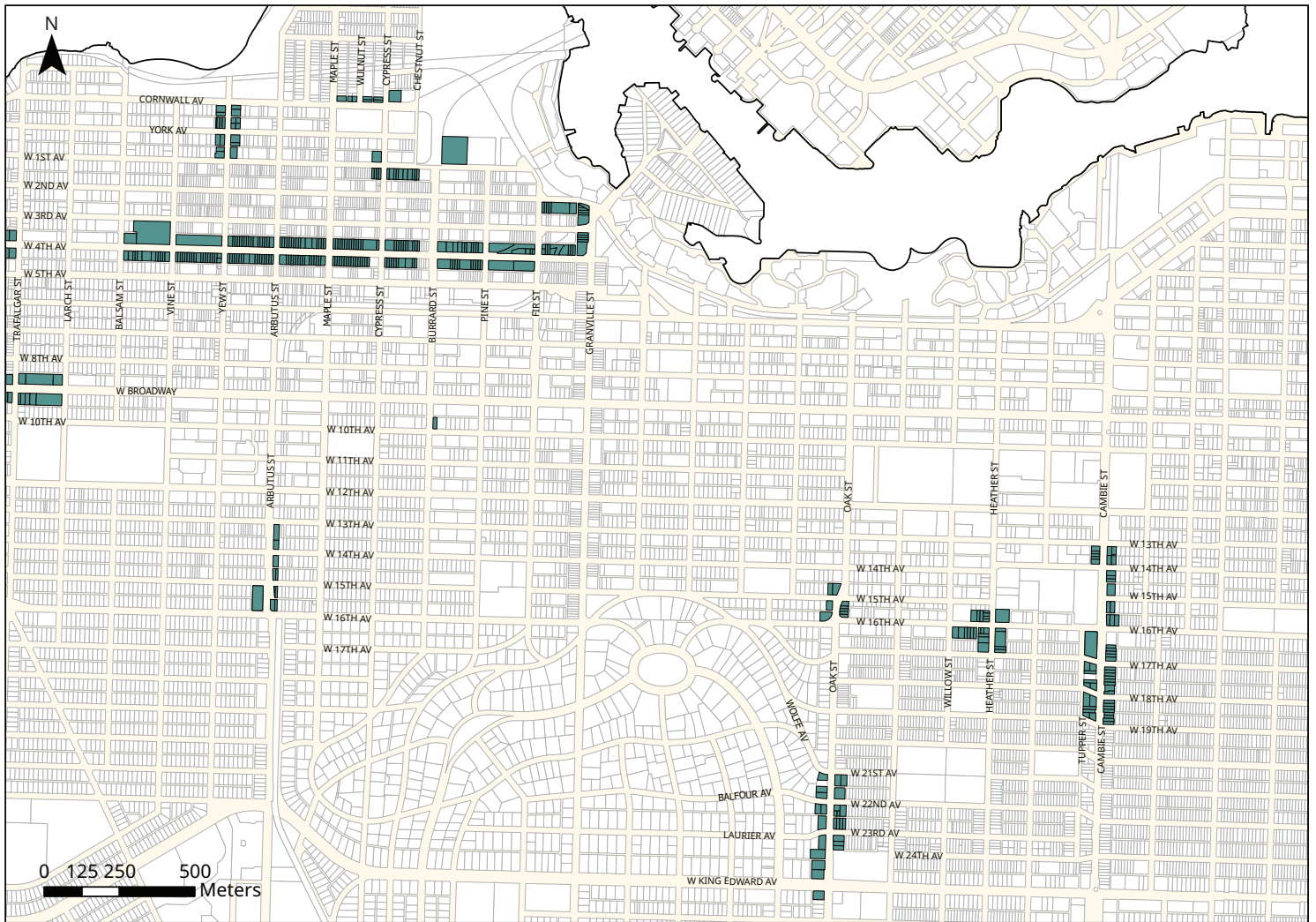
Map 2: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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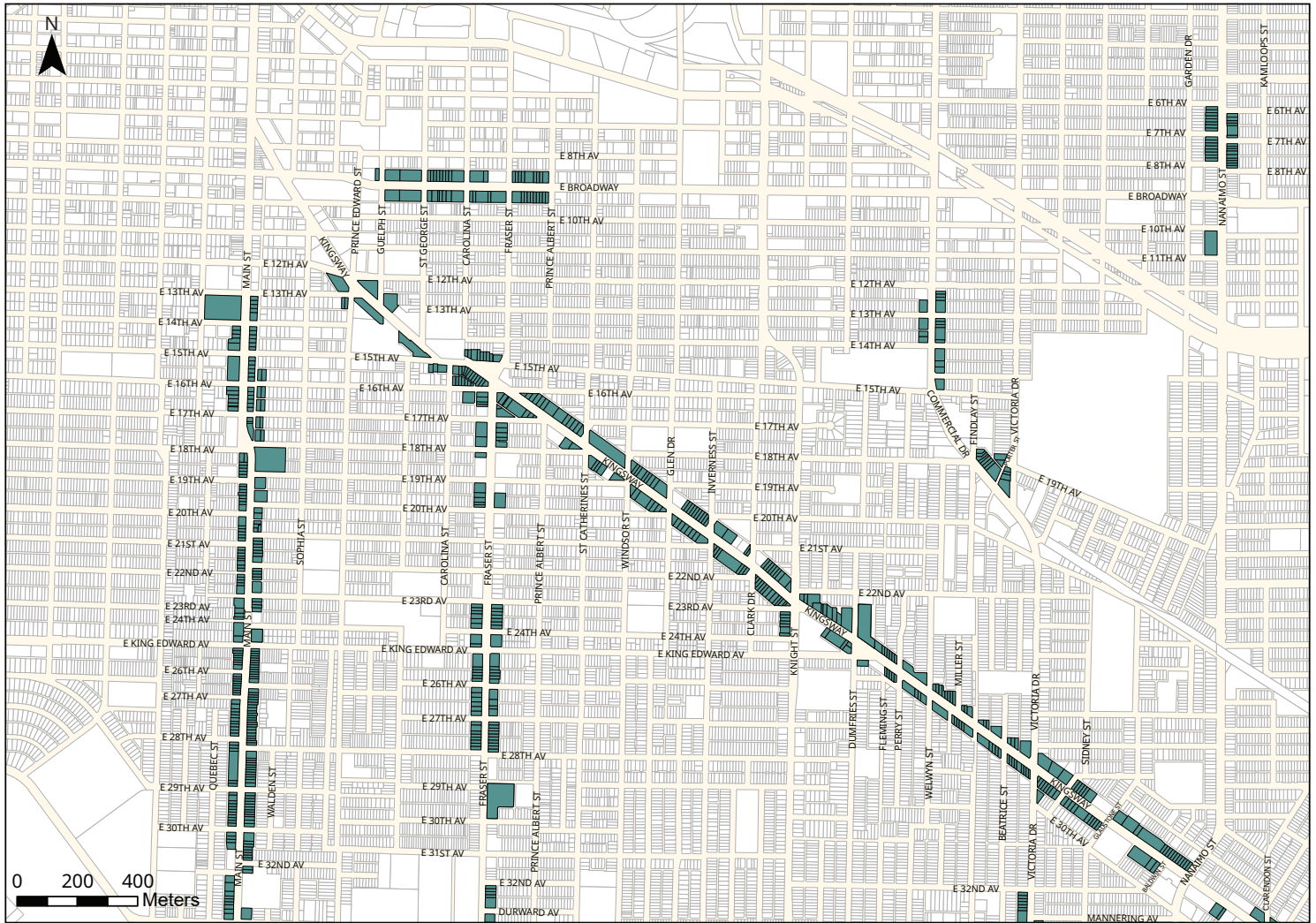
Map 3: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

Public Hearing: May 5, 2026 (continued)

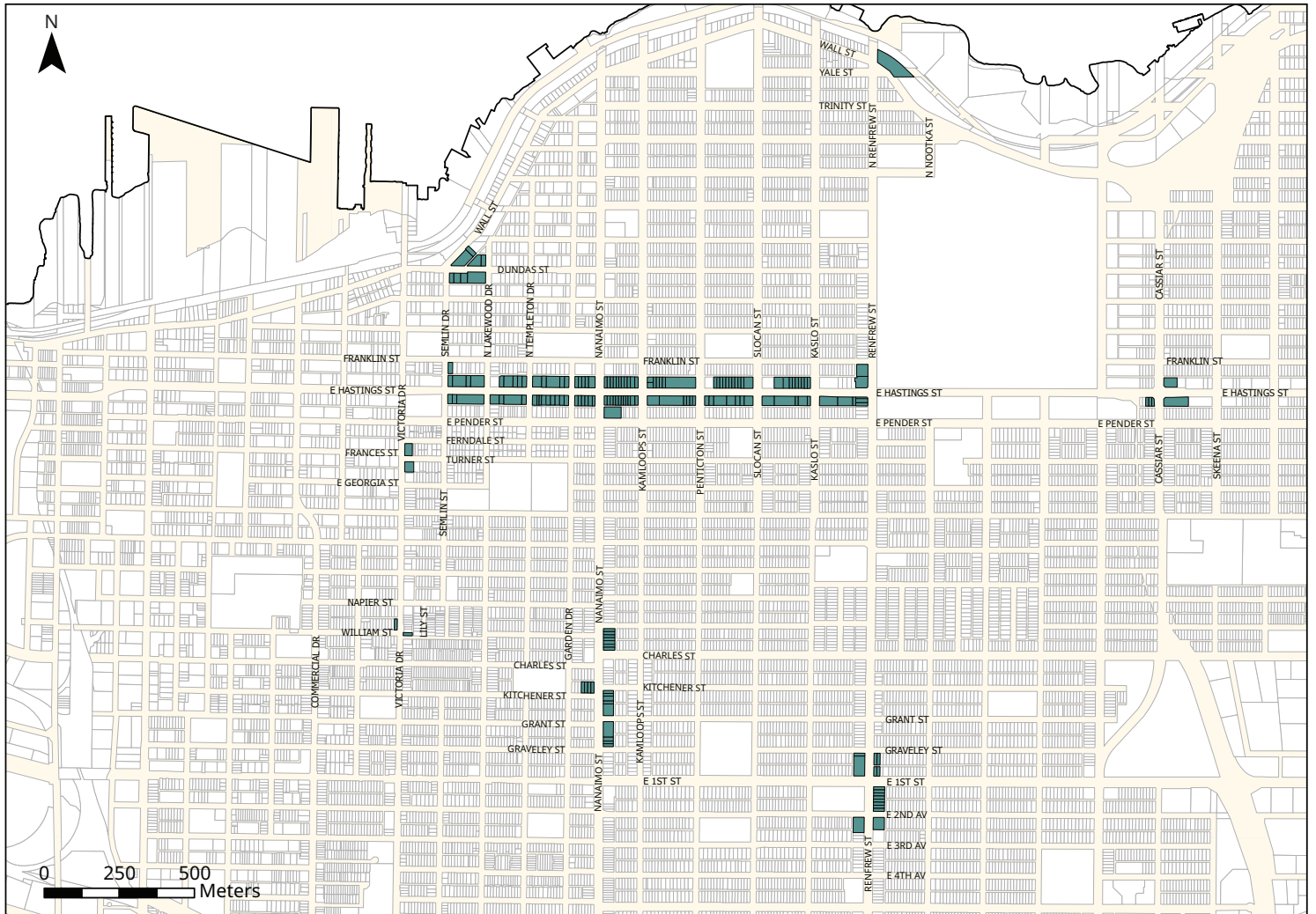
Map 4: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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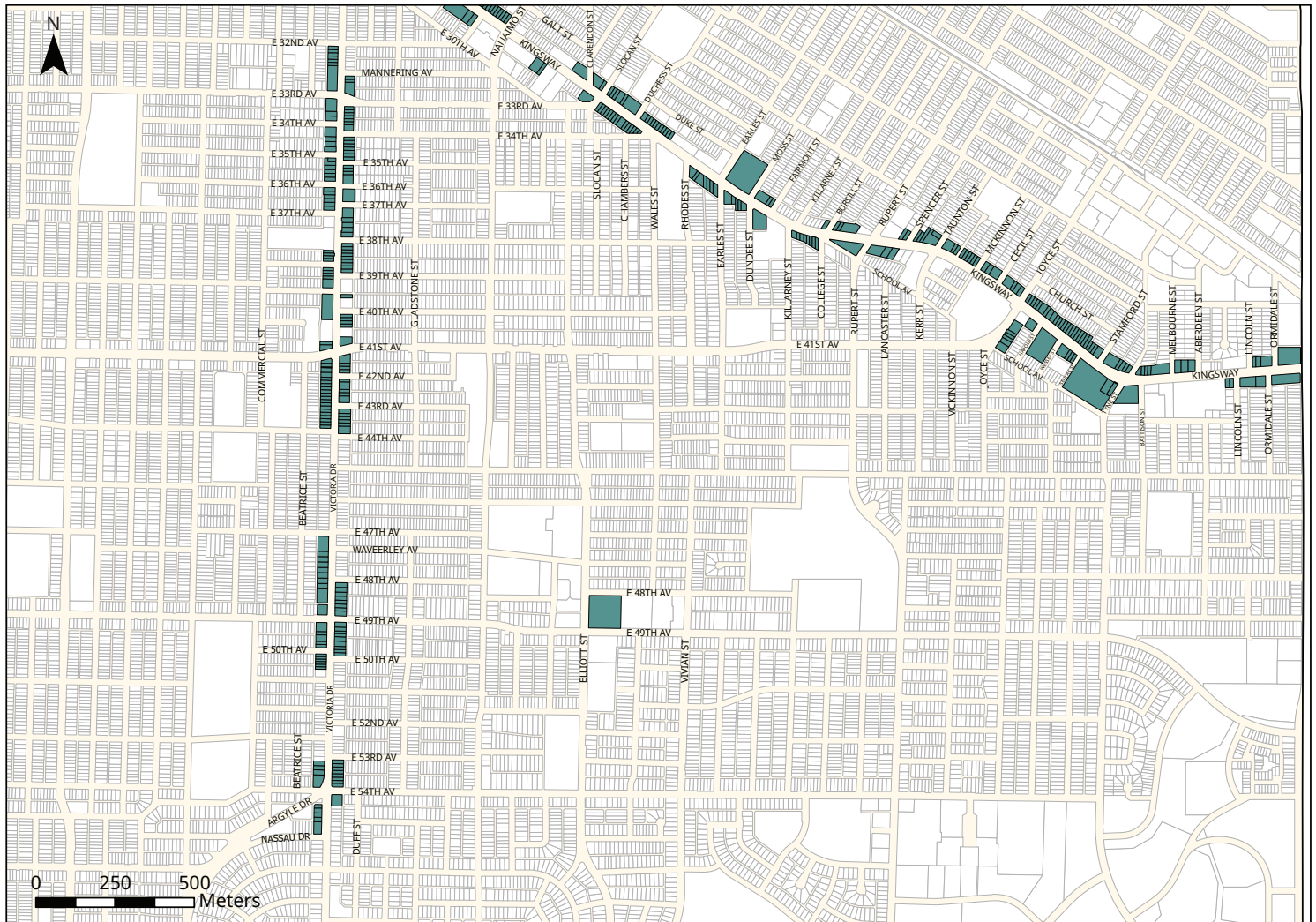
Map 5: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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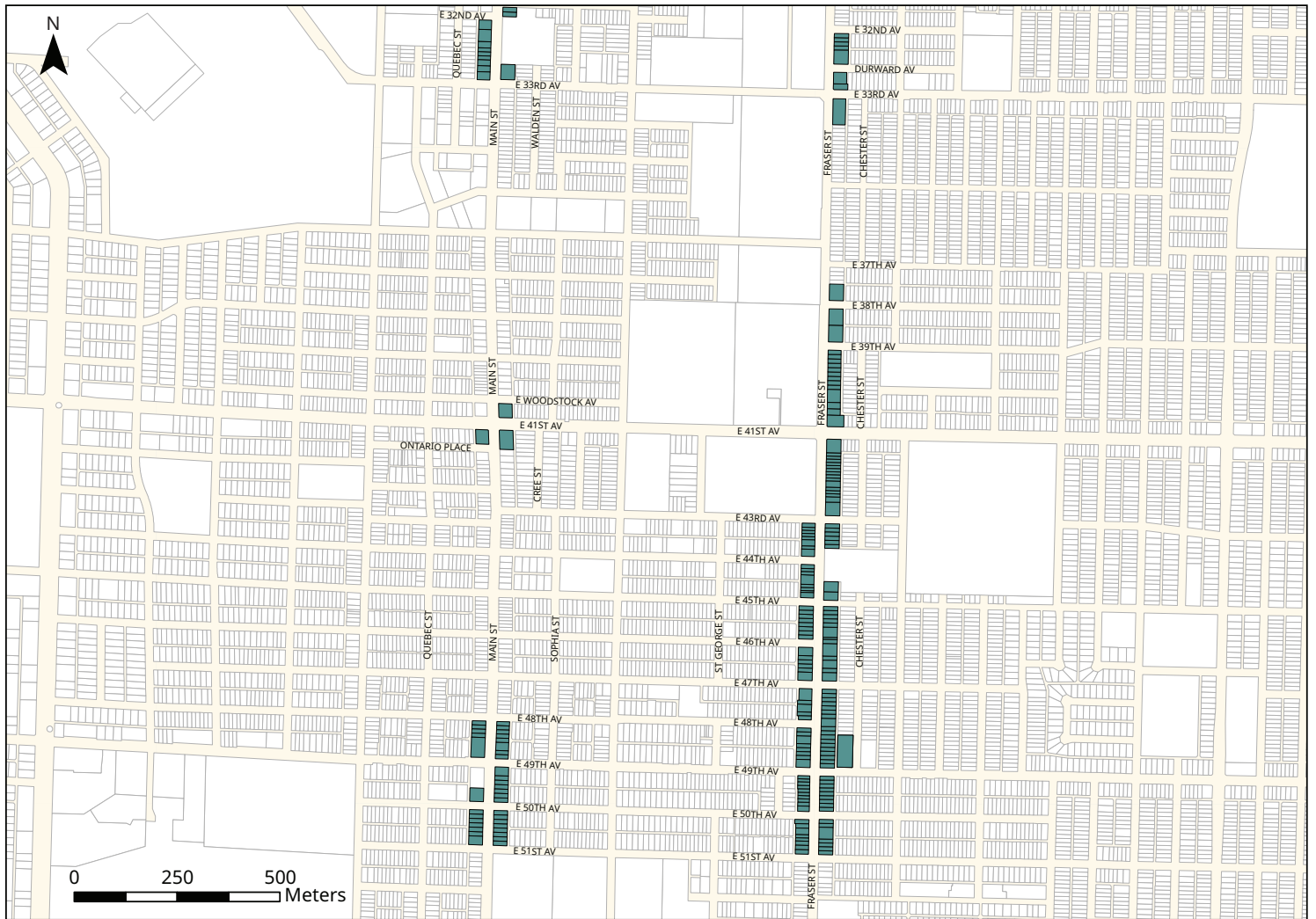
Map 6: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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Map 7: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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Map 8: Lands proposed to be rezoned to C-2A



Existing C-2, C-2B, C-2C or C-2C1 to C-2A

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

*** FOR MORE INFORMATION ON “FAST-TRACKING RENTAL HOUSING AND SMALL HOTELS – NEW MIXED-USE COMMERCIAL DISTRICTS” VISIT shapeyourcity.ca/fast-tracking-rental-housing-and-small-hotels**

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 April 24, 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:

- **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)

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