

URBAN DESIGN PANEL AGENDA

Date: Wednesday, May 07, 2025

Time: 03:00 pm

Place: Joe Wai Meeting Room (110), Main Floor - City Hall, 453 W 12 Ave
Visit <https://vancouver.ca/your-government/urban-design-panel.aspx> for more details

- 1. 03:00 pm Address: 8-36 W. Cordova St.**

Permit No.: RZ-2025-00014

Description: To rezone the subject site from HA-2 (Historic Area) to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 20-storey mixed-use rental building with a five-storey podium and includes: 219 rental units with 20% of the floor area for below-market units; 179-room hotel; commercial space on the ground floor; a floor space ratio (FSR) of 7.03; and a building height of 66.4 m (218 ft.).
This proposal is located in the Gastown sub area of the Downtown Eastside Plan. The proposal requests rezoning consideration of height in excess of the existing policy. The Gastown sub-area allows a maximum height of 22.9 m (75 ft.). This proposal includes a number of heritage properties, and as such, the City's Heritage Policies apply. The application proposes primarily façade-only retention for the Cohen Block (Vancouver Heritage Register Category 'A' and 'B'). This application is being processed and reviewed concurrently with the application to rezone 15-27 W Hastings. (Army and Navy)

Zoning: HA-2 to CD-1

Application Status: Rezoning Application

Review: Second

Architect: Michael Green Architecture



2.

Address: **15-27 W. Hastings St.**

Permit No.: RZ-2025-00015

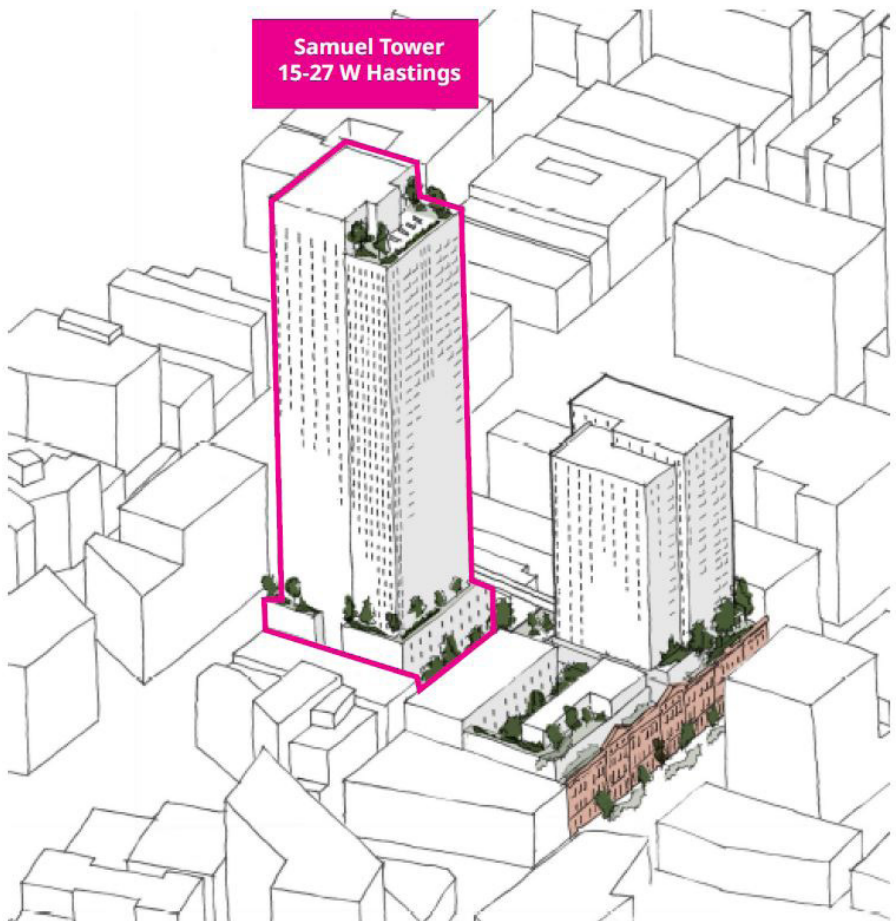
Description: To rezone the subject site from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 40-storey mixed-use rental building and includes: 441 market rental units; 108 below-market rental units operated by a non-profit operator; commercial space on the ground floor; a floor space ratio (FSR) of 22.28; and a building height of 117 m (384 ft.). The Samuel Tower is located in the Victory Square sub area of the Downtown Eastside Plan. The proposal requests consideration of height in excess of the existing policy. The Victory Square sub-area allows a maximum height of 32 m (105 ft.). This application is being processed and reviewed concurrently with the application to rezone 8-36 W Cordova St. (Army and Navy)

Zoning: DD to CD-1

Application Status: Rezoning Application

Review: Second

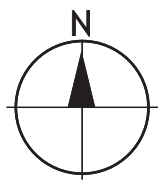
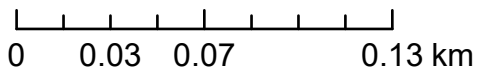
Architect: Michael Green Architecture



8-36 W Cordova St



Scale: 1:4,000



15-27 W Hastings St



Scale: 1:4,000

