

URBAN DESIGN PANEL AGENDA

Date: Wednesday, September 17, 2025

Time: 03:00 pm

Place: Teams (Online Meeting)
Visit <https://vancouver.ca/your-government/urban-design-panel.aspx> for more details

- 1. 03:00 pm**

Address:	1045 Haro St and 830-850 Thurlow St
Permit No.:	RZ-2025-00059
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 26-storey and 25-storey mixed-use rental building with an eight-storey podium and includes: 542 units including 22 below-market units; a childcare facility; commercial space on the ground floor; a floor space ratio (FSR) of 10.78; and a building height of 79.8 m (262 ft.) and 75.8 m (249ft). This application is being considered under the West End Community Plan.
Zoning:	DD to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	MCM Architects



04:00 pm Break

2. 04:05 pm

Address:

602-646 Kingsway & 603-617 E 16th Ave

Permit No.:

RZ-2025-00018

Description:

To rezone the subject site from C-2C (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of two buildings as follows: a 14-storey mixed-use rental building with a one-storey podium (North Tower) and a 25-storey mixed-use rental building with a one-storey podium (South Tower). Additional details include: 120 rental units (North Tower) and 207 rental units (South Tower) with 20% of the total residential floor area for below-market units; commercial space on the ground floor; a private 20-space childcare facility; a floor space ratio (FSR) of 8.5; and a building height of 51.0 m (167 ft.) for the North Tower, and 84.1 m and (276 ft.) for the South Tower. This application is being considered under the Broadway Plan.

Zoning:

C-2C to CD-1

Application Status: Rezoning Application

Review:

First

Architect:

Perkins&Will



05:05 pm

Break

3. 05:10 pm

Address:

EFL Area 1

Parcels 33/34 and 35/36 - 3522 E Kent Ave S- CD-1(567)

Parcel 30 - 8711 River District Crossing - CD-1 (567)

Parcel 19.1 - 3575 Sawmill Crescent - CD-1 (566)

Permit No.:

RZ-2025-00063

Description:

Amend CD-1 (566) and CD-1 (567) to permit above-grade parking (AGP) in the East Fraser Lands ODP. This results in additional height and changes to the form of development for a number of buildings on Parcels 19.1, 30, 33/34, and 35/36 in Area 1. Additional changes include the transfer of housing tenure types between Parcels 30 and 33 (social vs. strata), along with a housekeeping amendment to correct the live-work use description in CD-1 (566).

Zoning:

CD-1

Application Status: Rezoning Application

Review:

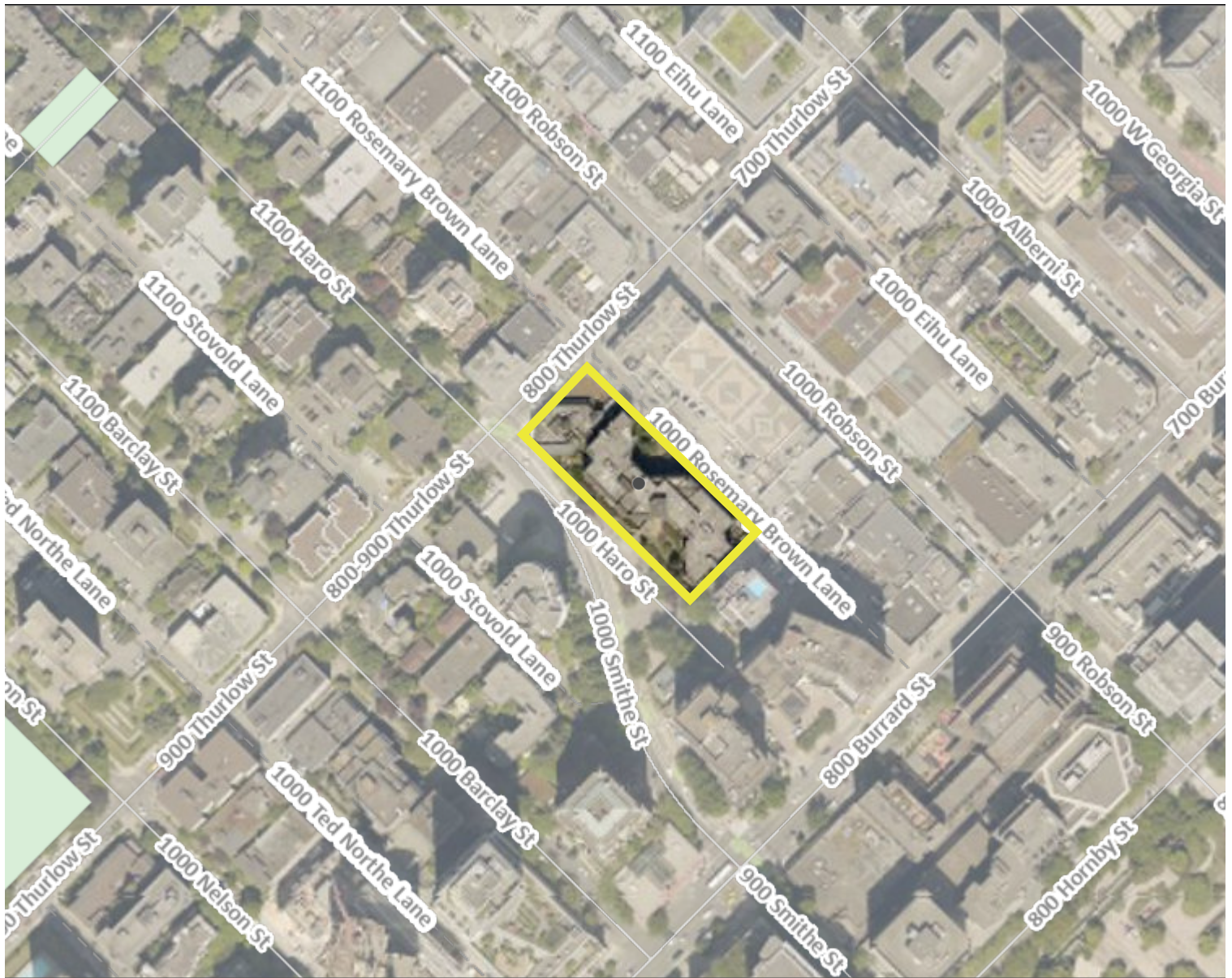
First

Architect:

BOP Architects



1045 Haro St and 830-850 Thurlow St



Scale: 1:4,000

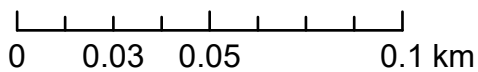
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602-646 Kingsway and 603-617 E 16th Ave



Scale: 1:3,000



EFL Area 1



Scale: 1:10,000

