

URBAN DESIGN PANEL AGENDA

Date: Wednesday, October 29, 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: 2345-2349 Main St

Permit No.: RZ-2025-00021

Description: To rezone the subject site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 26-storey mixed-use building with a 2-storey podium and heritage retention, and includes: 315 student housing and dormitory units; commercial space on the ground floor; 3 levels of underground cultural spaces (expansion of Goh Ballet); a floor space ratio (FSR) of 21.3; a building height of 67.9 m (223 ft.) with additional height for rooftop amenity space; and retention of the Royal Bank Heritage Building (Vancouver Heritage Register). This application is being considered under the Broadway Plan and requests consideration of density and height in excess of the existing policy. The site includes a heritage building at 2345 Main Street, and as such, the City's Heritage Program and Heritage Policies apply. The application proposes retention of the street façades along Main Street and East 8th Avenue for what was originally built as the Royal Bank building (Vancouver Heritage Register).

Zoning: C-3A to CD-1

Application Status: Rezoning Application

Review: First

Architect: Align Architecture



04:00 pm

Break

2. 04:05 pm **Address:** **807-815 Hornby St**
Permit No.: RZ-2025-00057
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 35-storey mixed-use building with an 11-storey podium and includes: 160 hotel rooms; 176 strata residential units; commercial space on the ground floor; a floor space ratio (FSR) of 14.53; and a building height of 108.1 m (355 ft.). This application is being considered under the Downtown Rezoning Policy and the Hotel Development Policy.

Zoning: DD to CD-1
Application Status: Rezoning Application
Review: First
Architect: Boniface Oleksiuk Politano Architects (BOP on behalf of Shop Architects of NYC.)

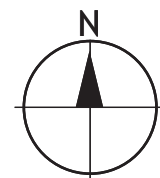


2345-2349 Main St

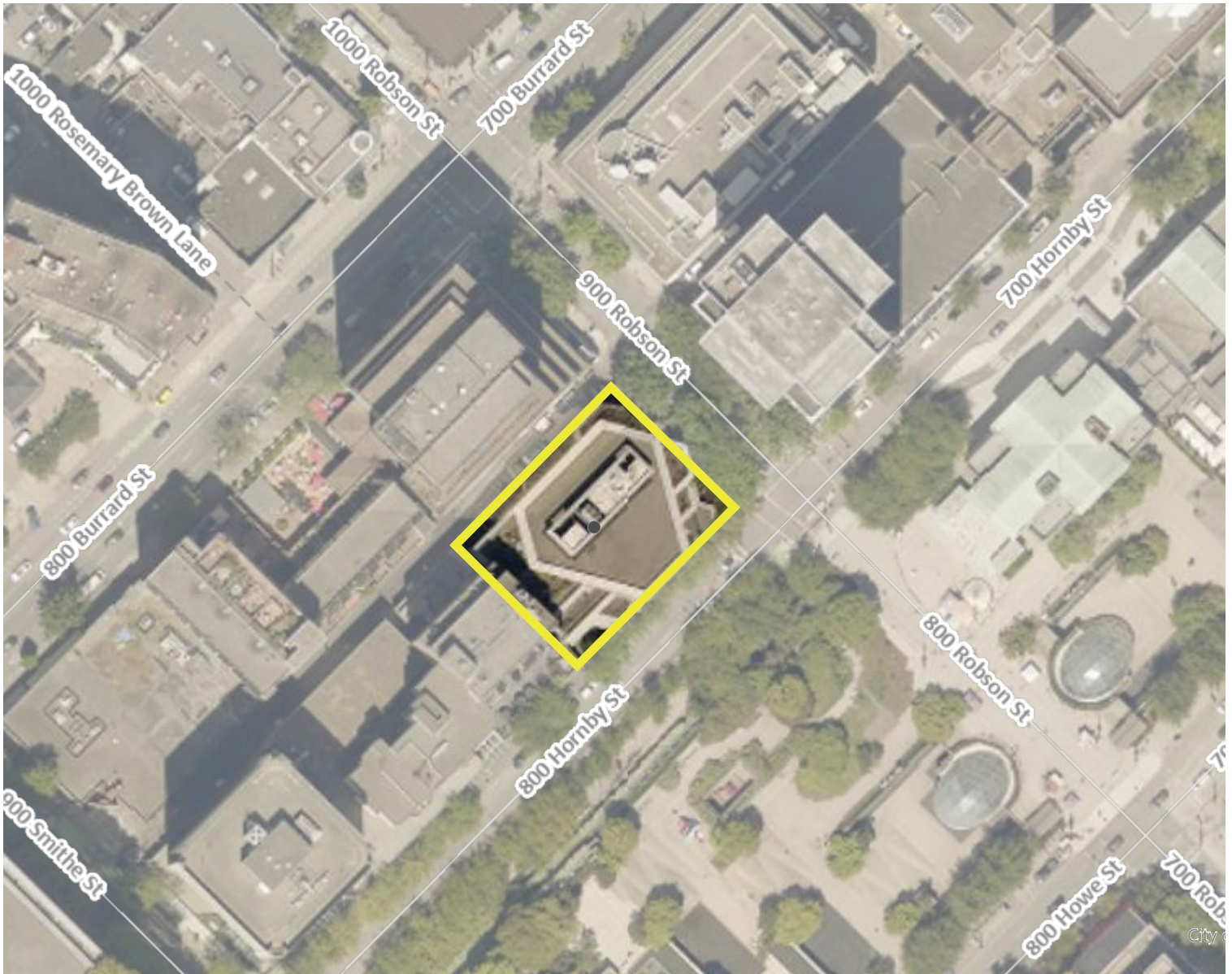


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807-815 Hornby St



Scale: 1:2,000

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