

**URBAN DESIGN PANEL AGENDA**

**Date:** Wednesday, August 21, 2024

**Time:** 03:00 pm

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

**1. 03:00 pm      Address:            455-565 Great Northern Way & 1850 Thornton St.**

Permit No.:            RZ-2024-00033

Description:        To rezone the subject site from CD-1 (402) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 20-storey mixed-use office building with a 4-storey podium and two 35-storey mixed-use residential rental buildings with 4-storey podiums. This proposal includes: 548 rental units with 20% of the floor area for below-market rental units; commercial space on the ground floor and in the podium levels; a floor space ratio (FSR) of 6.41; a maximum building height of 113.7 m (373 ft.) with additional height for rooftop amenity space and mechanical appurtenances; a publicly accessible open space integrated with the future Emily Carr SkyTrain station; a childcare facility (94 spaces) dedicated turnkey to the City; and 470 vehicle parking spaces and 1,848 bicycle spaces. This application is being considered under the Broadway Plan.

Zoning:                CD-1 (402) to a new CD-1 under the Broadway Plan

Application Status: Rezoning Application

Review:                First

Architect:            Perkins and Will



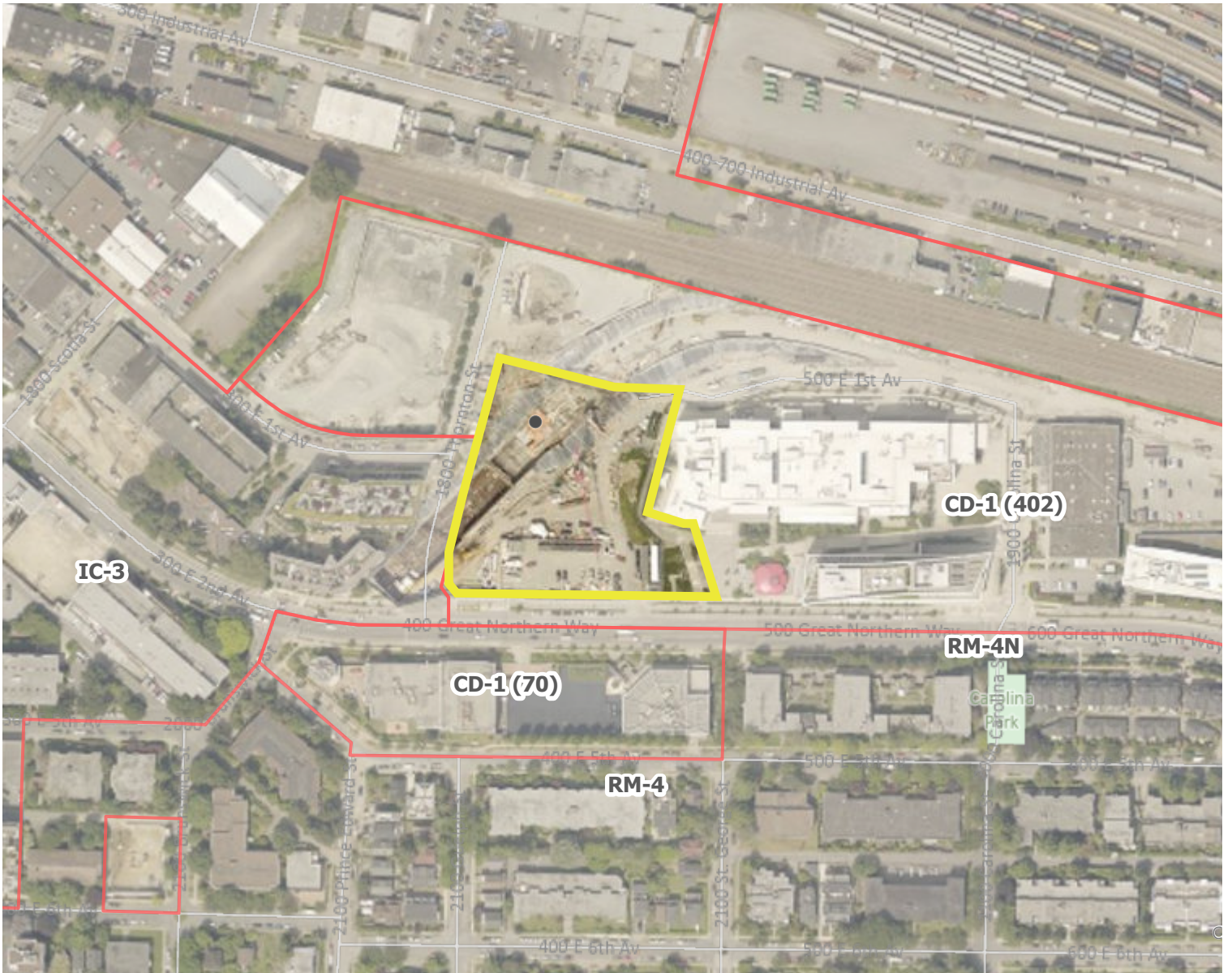
**04:30 pm      Break**

2. 04:35 pm      **Address:**            2111 Main St.  
Permit No.:        RZ-2023-00062  
Description:        To rezone the subject site from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 24-storey and a 22-storey mixed-use rental buildings and includes: 446 units with 20% of the residential floor area for below-market rental units; commercial space on the ground floor; arts and cultural space; a floor space ratio (FSR) of 9.93; and a building height of 70.3 m (231 ft.) with additional height for rooftop amenity space.  
This application is being considered under the Broadway Plan.
- Zoning:             IC-1            to CD-1  
Application Status: Rezoning Application  
Review:            First  
Architect:         MCMP Architects

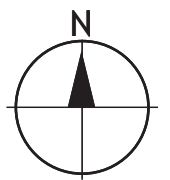
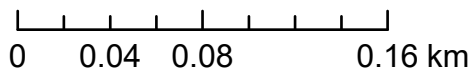




# 455-565 Great Northern Way & 1850 Thornton St.



Scale: 1:5,000





# 2111 Main St.



Scale: 1:4,000

