



REFERRAL REPORT

Report Date: November 25, 2025
Contact: Esther Yuen
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RTS No.: 18299
VanRIMS No.: 08-2000-20
Meeting Date: December 9, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Miscellaneous Amendments Concerning Various CD-1 By-laws

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approves the application to:
- (i) amend CD-1 (772) By-law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix A;
 - (ii) amend CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive, to relax the restrictions to locations of commercial uses, generally as presented in Appendix B; and
 - (iii) amend CD-1 (868) By-law No. 14084 for 1045 Burnaby Street, to increase the permitted height, generally as presented in Appendix C.
- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicants or any other person, or obligation on the part of the City; any

expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report recommends miscellaneous amendments to CD-1 (772) By-law No. 12962, CD-1 (475) By-law No. 9763, and CD-1 (868) By-law No. 14084. The by-law amendments would remove limitations to the location and types of commercial uses in CD-1 (772) and CD-1 (475), and would increase the allowable height in CD-1 (868).

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, enacted on April 27, 2021.
- CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive, enacted on November 25, 2008 and amended on June 24, 2014.
- CD-1 (868) By-law No. 14084 for 1045 Burnaby Street enacted on June 25, 2024.

REPORT

Background/Context

From time to time, Council considers minor staff-initiated amendments to bring by-laws into alignment with current policy, and to make other minor amendments when necessary.

Strategic Analysis

This report presents miscellaneous amendments to three CD-1 by-laws as summarized below. The proposed amendments are included in Appendices A to C.

1. CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street

CD-1 (772) By-law was approved in principle at Public Hearing on December 10, 2019, and enacted on April 27, 2021. The by-law permits a four-storey mixed-use building with commercial and light-industrial use at ground level and residential units above.

This amendment would remove limitations on types of office uses to accommodate a wider range of business types and to support the viability of the commercial units. Any uses that are considered to be incompatible with the site would not be approved through the development permit or business licensing processes. This amendment would make CD-1 (772) By-law more

consistent with recently approved rezonings and does not affect the form of development approved by Council.

2. CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive

CD-1 (475) By-law was approved in principle at Public Hearing on November 27, 2007, and enacted on November 25, 2008. The by-law permits the development of a large-format retail, including Canadian Tire retail and service store, separate retail units and restaurants, and preservation and heritage designation of the existing post-1940's building façade.

The approved by-law includes limitations on the retail uses. This amendment would provide greater flexibility to support the viability of commercial spaces. Any uses that are considered to be incompatible with the site would not be approved through the development permit or business licensing processes.

3. CD-1 (868) By-law No. 14084 for 1045 Burnaby Street

CD-1 (868) was approved in principle at Public Hearing on April 27, 2023, and enacted on June 25, 2024. The by-law permits a 16-storey residential building.

Through the detailed design of elements such as elevators, acoustic flooring, and rooftop insulation, the overall building height has increased and therefore, the applicant is requesting an increase to the allowable height. The by-law stipulates a maximum building height of 49.0 m (160.8 ft.) and 50.02 m (164.1 ft.) for portions of the rooftop appurtenances. The applicant has proposed to amend the building height to 49.9 m (163.8 ft.) and 50.9 m (167.1 ft.) for portions of the rooftop appurtenances to accommodate these design changes.

The proposed height increase is relatively minor and does not impact protected views or shadowing on shopping streets.

Financial Implications

The amendments do not have an effect on Community Amenity Contributions or Public Art contributions. Any applicable Development Cost Levies would be collected as part of the development and building permit process.

CONCLUSION

This report proposes miscellaneous amendments that, if approved, would remove limitations to the location and types of commercial uses as well as increase building height. It is recommended that the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend CD-1 (772), CD-1 (475), and CD-1 (868).

It is recommended that this application be referred to Public Hearing and, subject to the Public Hearing, be approved.

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PROPOSED AMENDMENT TO CD-1 (772) BY-LAW NO. 12962
1102-1138 East Georgia Street

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 12962.
2. Council strikes out section 3 (e) and substitutes the following:
 “(e) Office Uses;”

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PROPOSED AMENDMENT TO CD-1 (475) BY-LAW NO. 9763
26 Southwest Marine Drive

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 9763.
2. Council strikes out section 3.5.
3. Council renumbers sections 3.6 through 3.8 as sections 3.5 through 3.7, respectively.

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**PROPOSED AMENDMENT TO CD-1 (868) BY-LAW NO. 14084
1045 Burnaby Street**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 14084.
2. Council strikes out section 7 and substitutes the following:

“Building Height

- 7.1 Building height must not exceed 49.9 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 50.9 m.”

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