

**Refers to Item # 1
Public Hearing of January 20, 2026**

YELLOW MEMORANDUM

January 20, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief of External Relations
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering Services
Corrie Okell, General Manager of Development, Buildings & Licensing

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: Miscellaneous Amendments Concerning Various CD-1 By-laws –
Proposed Height Amendment to CD-1 (868) By-law No. 14084
(1045 Burnaby Street)

RTS #: 18299

On December 9, 2025, Council referred the above-mentioned text amendment application to a Public Hearing. The application included a proposed height increase to the previously approved By-law CD-1 (868), as a result of more detailed design of building elements such as elevators, acoustic flooring, and rooftop insulation.

Since the time of referral, the applicant has requested an additional 0.42 m (1.4 ft.) to the general building height provision and 0.77 m (2.53 ft.) to the height provision regulating the portions of the building with permitted common rooftop amenity spaces and mechanical appurtenances. Per the applicant, the request is to allow for flexibility in sourcing elevator manufacturers. The increase does not impact protected views or shadowing on nearby shopping streets.

Staff are supportive of the proposed height increase. Appendix C is replaced as follows:

**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 50.32 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 51.67 m.”

This memo will form part of the January 20, 2026, Public Hearing agenda package and be available for public viewing.



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