



CD-1 Rezoning

426-428 West 14th Avenue
and 3015-3027 Yukon Street

PUBLIC HEARING January 20, 2026

Recommend **Support**



Site and Context

Public Hearing | 426-428 West 14th Avenue and 3015-3027 Yukon Street



W 14TH AVE

SITE

CAMBIE ST

YUKON ST

ALBERTA ST

W 15TH AVE





Summary

| | |
|----------|--------------------------------|
| Height | 18 Storeys – 58 m (190 ft.) |
| Density | 5.5 FSR |
| Land use | Residential rental |
| Units | 133 rental units, with 20% BMR |



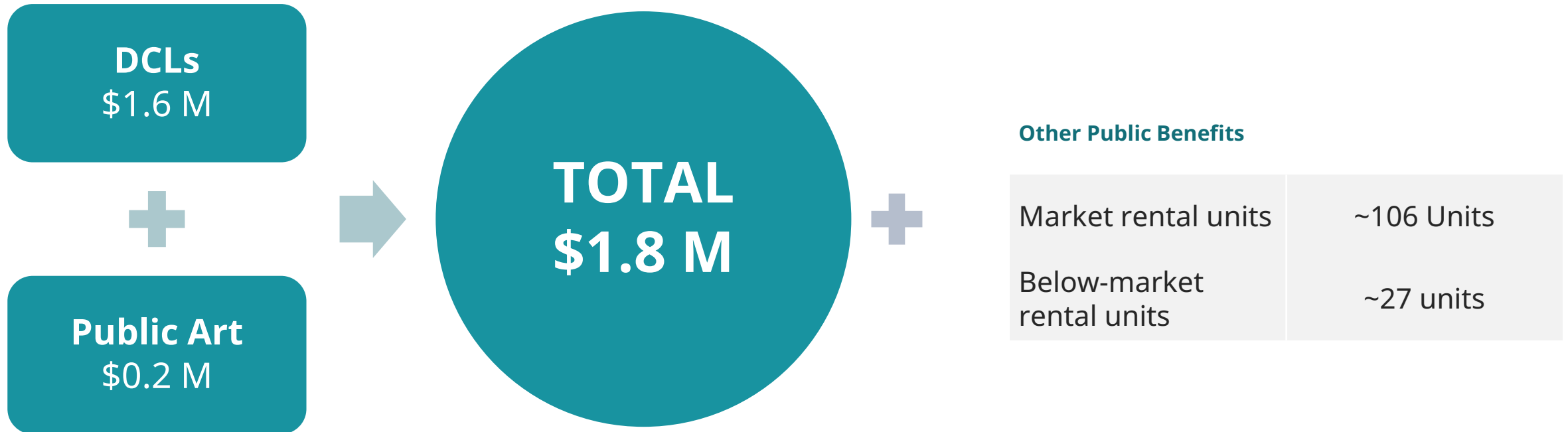


Support:

- **Housing supply and affordability**
- **Location and transit-oriented development**
- **Climate and livability**

Concerns and Responses:

- **Height, density, and massing**
 - ✓ Consistent with the intent of the Plan
- **Neighbourhood character and livability**
 - ✓ Aligns with the Plan
 - ✓ Form of Development guidelines
- **Sunlight, privacy, and view impacts**
 - ✓ Aligns with the Plan
 - ✓ No protected Public View





CD-1 Rezoning

426-428 West 14th Avenue and
3015-3027 Yukon Street

- Application meets policy
- Staff support, subject to Appendix B

PUBLIC HEARING January 20, 2026

Recommend **Support**