

3. CD-1 REZONING: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street

Summary: To rezone 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District, to permit a mixed-use development with a 40-storey (west tower) and a 54-storey (east tower) connected with a podium, with 1,089 secured rental units and ground floor commercial space. A maximum floor area of 80,700 sq. m (868,648 sq. ft.), and a maximum building height of 165 m (541 ft.), are proposed.

Applicant: General Manager of Real Estate Services, City of Vancouver

Referral: This relates to the report entitled “CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street”, dated January 6, 2026 (“Report”), referred to Public Hearing at the Council Meeting of January 20, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by the General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at:

- 1402 Burrard Street [*Lots 1 to 5 and the North 1/3 of Lot 6 Block 120 District Lot 541 Plan 210; PIDs 015-506-380, 015-506-401, 015-506-428, 015-506-444, 015-506-487 and 015-506-541 respectively*],
- 1430 Burrard Street [*The south 2/3 of Lot 6, north 2/3 of Lot 7, and amended Lot 8 (see 60358L) Block 120 District Lot 541 Plan 210; PIDs 007-796-587, 007-796-668 and 007-796-340 respectively*],
- 1444 Burrard Street [*Lots 9 and 10 Block 120 District Lot 541 Plan 210; PIDs 007-796-773 and 007-796-862 respectively*],
- 1460 Burrard Street [*Lots 11 and 12 Block 120 District Lot 541 Plan 210; PIDs 015-506-568 and 015-506-576 respectively*],
- 1401 Hornby Street [*Lots 30 to 32 Block 120 District Lot 541 Plan 210; PIDs 002-559-544, 002-559-552 and 002-559-579 respectively*],
- 1441 Hornby Street [*Lots 24 to 29 Block 120 District Lot 541 Plan 210; PIDs 015-506-584, 015-506-592, 013-344-617, 013-344-641, 002-559-480 and 002-559-536 respectively*],

- 1451 Hornby Street [*PID 002-559-463; Lot 23 Block 120 District Lot 541 Plan 210*], and
- 900 Pacific Street [*Lots 33 and 34 Block 120 District Lot 541 Plan 210; PIDs 002-559-501 and 002-559-510 respectively*]

to rezone the lands from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 80,700 sq. m (868,648 sq. ft.) and a maximum building height of 165 m (541 ft.) with additional height for the portions of the rooftop amenity, to permit a mixed-use development with a 40-storey (west tower) and a 54-storey (east tower) connected with a podium, with 1,089 secured rental units and ground floor commercial space, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Diamond Schmitt Architects, received December 3, 2024 and resubmission plans received May 14, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Report, be approved;
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Report;

FUTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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.

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