

**4. CD-1 REZONING: 1405 Main Street and 1510 Quebec Street**

**Summary:** To rezone 1405 Main Street and 1510 Quebec Street from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use development with 42-storey (sub-area A) and 25-storey (sub-area B) buildings connected by a six-storey podium, with 780 rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 10.6 and building heights of 129.5 m (425 ft.) and 79.8 m (262 ft.), are proposed.

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

**Referral:** This relates to the report entitled “CD-1 Rezoning: 1405 Main Street and 1510 Quebec 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 General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at 1510 Quebec Street and 1405 Main Street [*Lots 1 and 2 District Lot 2037 Plan 15505; PIDs 007-654-014 and 007-654-065 respectively*] to rezone the lands from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 10.6 and the maximum building height from 22.9 m (75 ft.) to 129.5 m (425 ft.) and 79.8 m (262 ft.) with additional height for the portion with rooftop amenity, to permit the development of a mixed-use development with 42-storey (sub-area A) and 25-storey (sub-area B) buildings connected by a six-storey podium, with 780 rental units, and commercial space on the ground floor, 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 Archeology Architecture, received March 17, 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 approval in principle of the CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum permitted floor area limits for both the entire Southeast False Creek area and for Area 3C, to establish a floor space ratio maximum for 1405 Main Street and 1510 Quebec Street, and to establish a maximum allowable height for 1405 Main Street and 1510 Quebec Street, generally as set out in Appendix C of the Report, also be approved in principle.
- D. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report.
- E. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the amendment to the Noise Control By-law to include the CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law, the Sign By-law and the Southeast False Creek Official Development Plan at the time of enactment of the CD-1 By-law.

- F. THAT Recommendations A to E 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.

**[CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street]**