



CD-1 Rezoning

531-595 West 27th Avenue

COUNCIL

May 5, 2026

Recommend **Support**



Council | CD-1 Rezoning: 531-595 West 27th Avenue



KING EDWARD AVE

ASH ST

26TH AVE



27TH AVE

CAMBIE ST

YUKON ST

28TH AVE

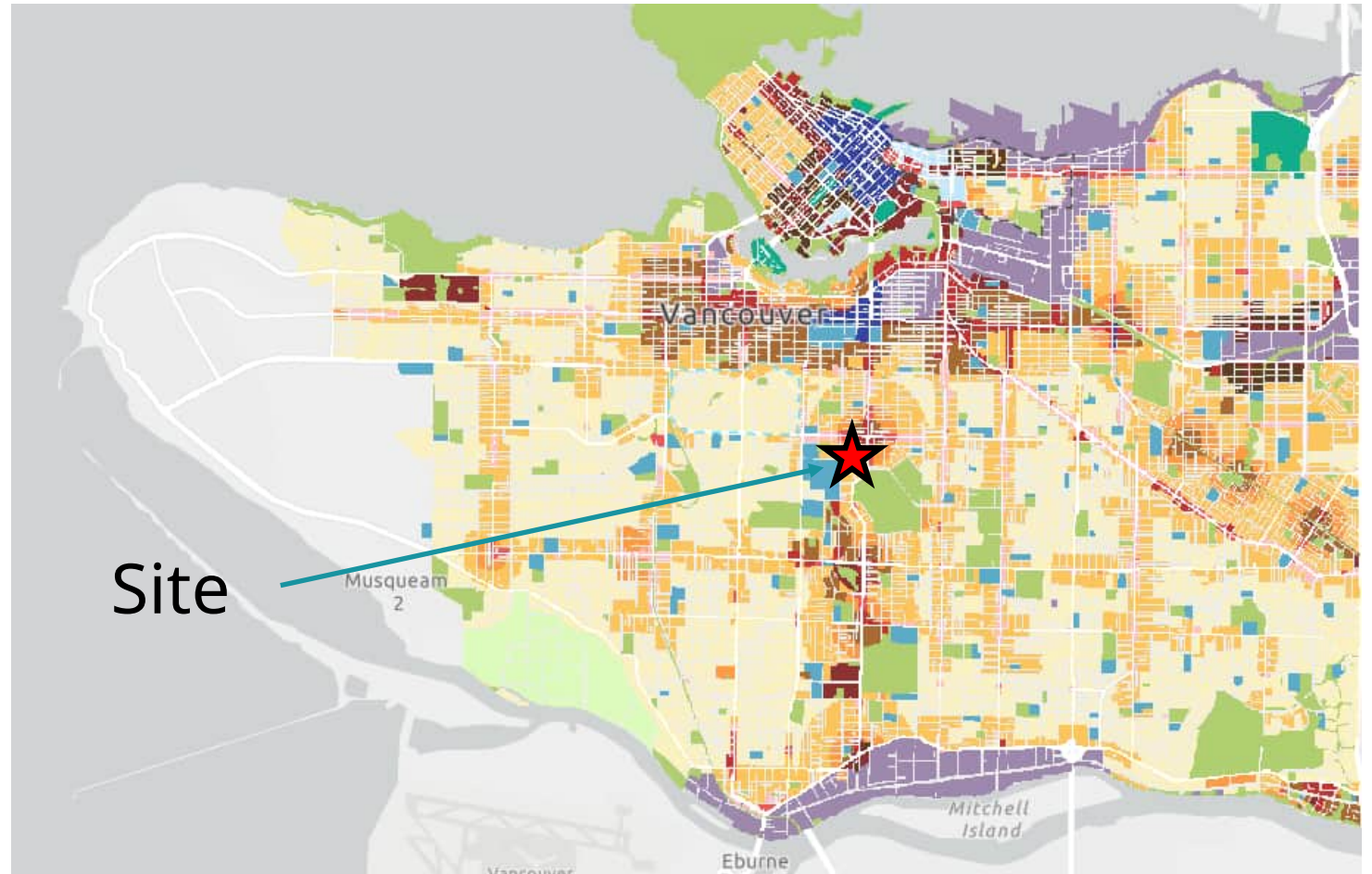
BRAEMAR PARK

WILLOW ST

HEATHER ST

BC WOMEN'S & CHILDREN'S HOSPITAL





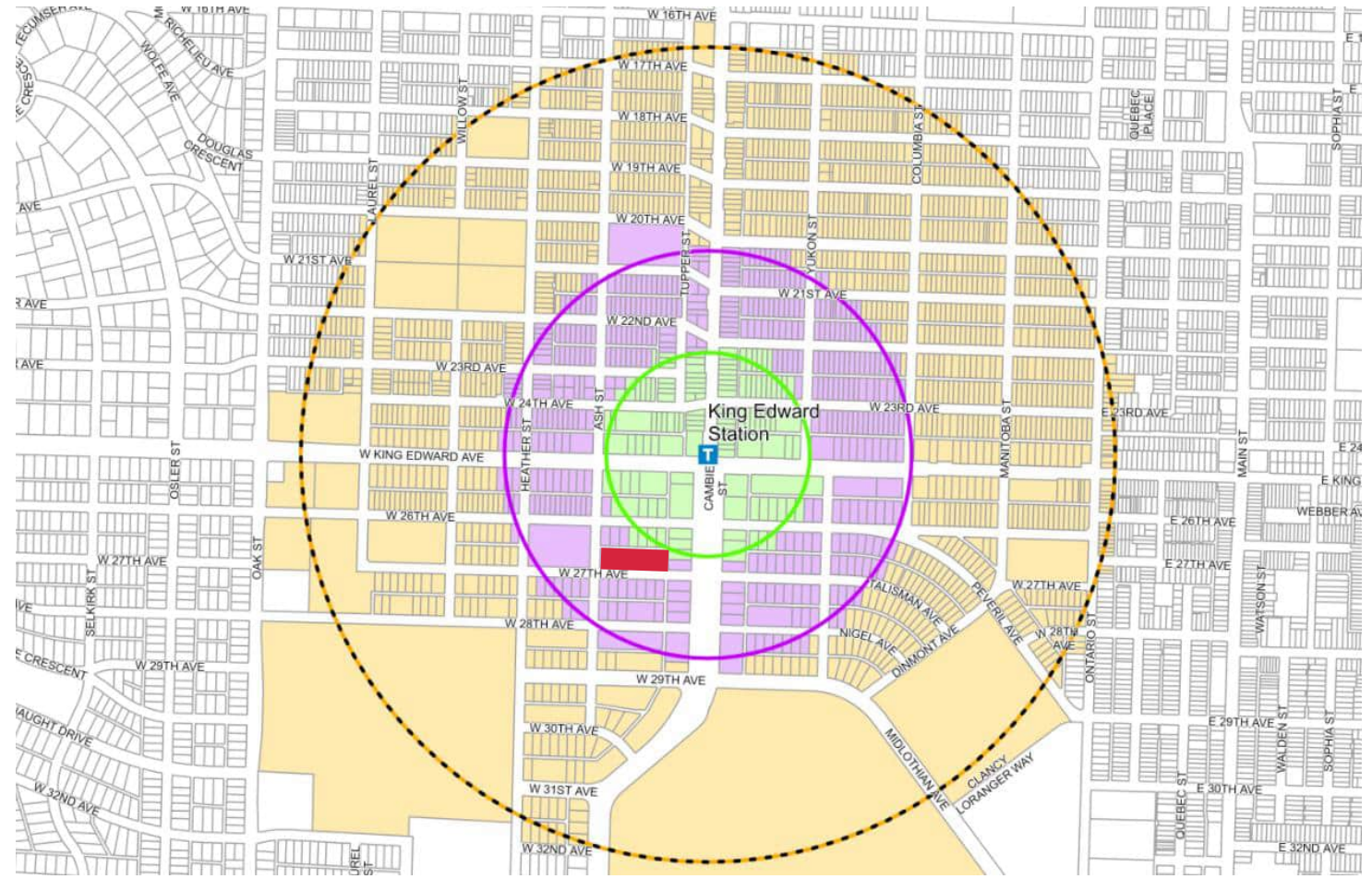
 - Residential Mid-Rise General Land Use



Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024
Amended on January 1, 2026





Summary

Height	6 storeys (26 m / 85 ft.)
Density	3.0 FSR
Land use	Residential
Details	222 market rental units



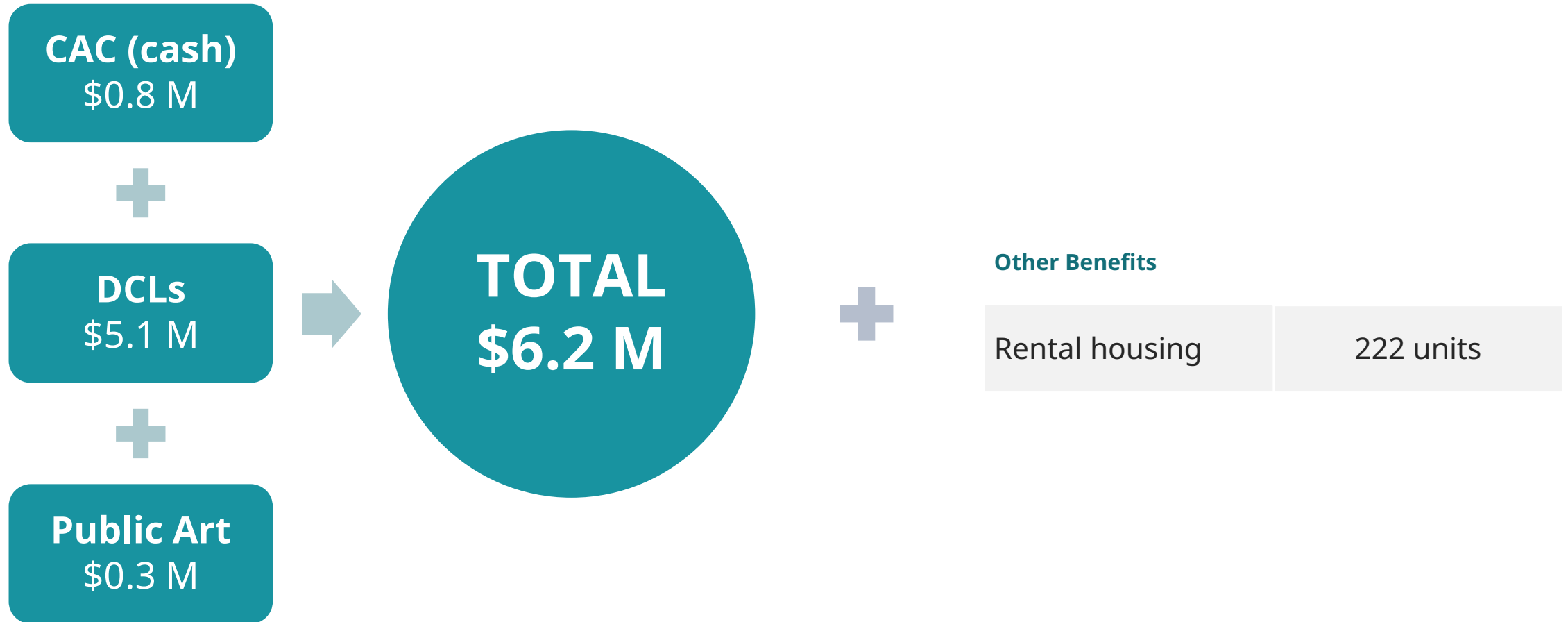


Support:

- **Housing**
- **Location**
- **Building Form**

Concerns:

- **Height**
- **Neighbourhood Impact**
- **Traffic & Infrastructure**





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

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