



Vancouver ODP Amendment and CD-1 Rezoning 1745 West 8th Avenue

PUBLIC HEARING June 2, 2026

Recommend Support



BURRARD ST

PINE ST

W 6TH AVE

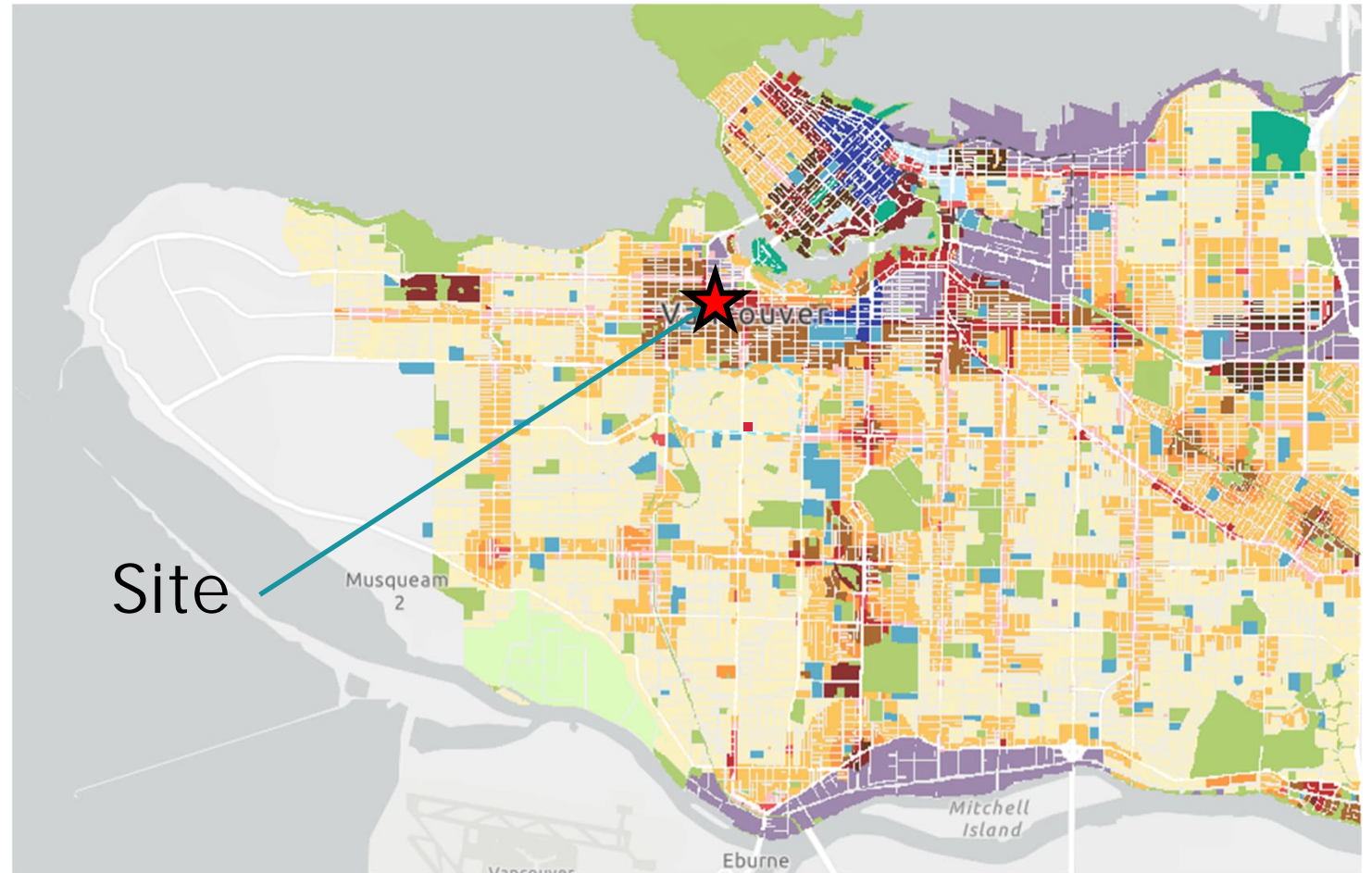
W 7TH AVE

W 8TH AVE

W BROADWAY

FIR ST









 Designated Mixed-Use High-Rise 1

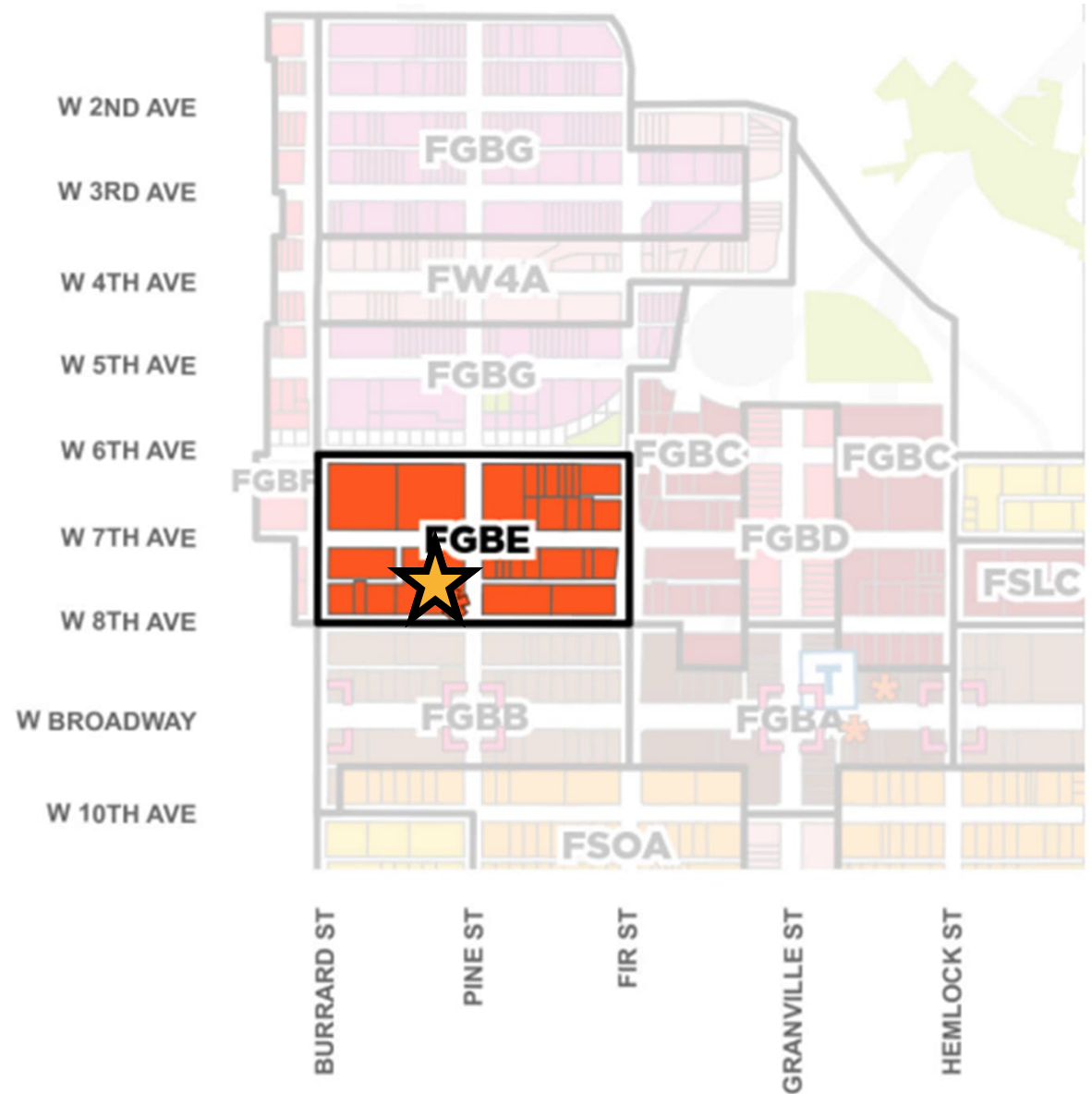


ODP Generalized Land Use Designations

-  Residential High-Rise 1
-  Mixed-Use High-Rise 1
-  Mixed-Use High-Rise 2
-  Parks and Open Space



 Amend designation to Mixed-Use High-Rise 2





Summary

Height	31 storeys, 102 m (335 ft.) 29 storeys, 92 m (302 ft.)
Density	8.56 FSR
Land use(s)	Residential, Commercial
Housing	441 strata units 98 in-kind social housing units
Other details	37 space in-kind childcare Commercial retail space at grade Privately-Owned Public Space (POPS)





- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil scolaire francophone, and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted capacity issues at Kitsilano High School

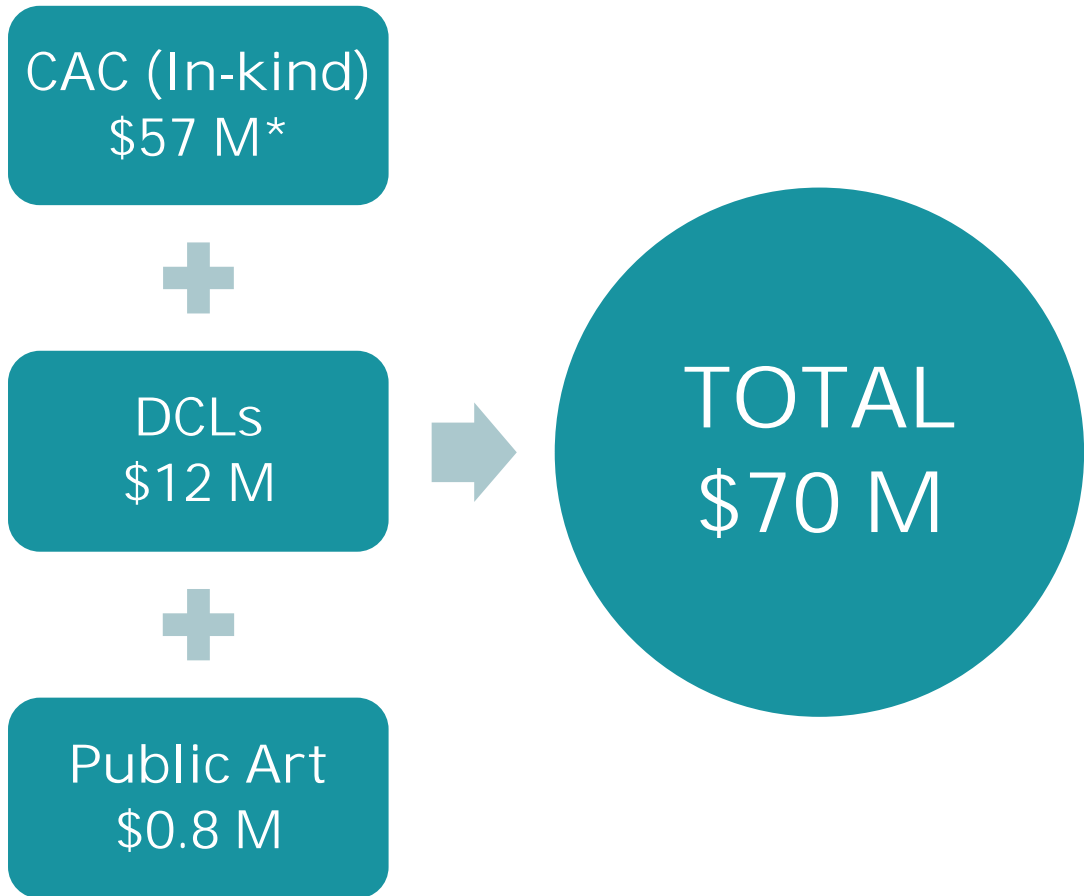


Support:

- Housing
- Location
- Neighbourhood amenities

Concerns and Responses:

- Height
 - ✓ Generally meets intent of *Broadway Plan*
 - ✓ Support delivery of public benefits
- Shadowing and views
 - ✓ No shadows on public schools, parks or high streets, no impacts on protected public views
- Infrastructure
 - ✓ *Broadway Plan* Public Benefits Strategy
- Traffic and safety
 - ✓ In proximity to transit, bike routes
 - ✓ New sidewalks along frontages



*In-kind public benefits

Social housing	98 units (\$51M)
Childcare	37 spaces (\$6M)

Other public benefits

Privately-Owned Public Space



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- Staff support, subject to Appendix C

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