



## COUNCIL REPORT

Report Date: June 23, 2026  
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Meeting Date: July 14, 2026  
[Submit comments to Council](#)

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Revision of Approval in Principle – CD-1 Rezoning: 8080 Yukon Street

### Recommendations

- A. THAT the application by Purpose Driven Development, on behalf of Kiwanis-Soroptimist (1974) Senior Citizens Housing Society, the registered owner of the lands located at 8080 Yukon Street [*PID 007-690-789; Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358*], to revise the proposed CD-1 By-law approved in principle by Council at its meeting of [February 5, 2026](#), to increase the allowable height in sub-area A from 23 m to 25.3 m (83 ft.), be approved;
- FURTHER THAT subject to the satisfaction of the Conditions of Approval approved by Council at the Public Hearing on [February 5, 2026](#) for the proposed rezoning of 8080 Yukon Street, the Director of Legal Services be directed to bring forward for enactment the draft CD-1 By-law, attached as Appendix A to this report, instead of the [draft CD-1 By-law](#) attached as Appendix A to the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 8080 Yukon Street".
- B. THAT Recommendation A 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 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.

### **Purpose and Executive Summary**

On February 5, 2026 (RTS [18351](#)), Council approved in principle an application to rezone 8080 Yukon from CD-1 (88) to a new CD-1 District, to allow for a maximum floor area of 58,190 sq. m. (626,352 sq. ft.) and a maximum building height of 97.0 m (318 ft.), to permit a development of four residential buildings containing 903 social housing units.

This report recommends revisions to the CD-1 by-law conditionally approved in principle to increase the allowable height for the six-storey seniors housing building in Sub-Area A by 2.3 m (7.5 ft.) to a total height of 25.3 m (83 ft.). The enactment of the revised CD-1 by-law remains subject to satisfaction of the same Conditions of Approval approved by Council as part of the original rezoning application.

Section FG2.1.1 and Table 3 of the *Vancouver Official Development Plan* note that height exceptions otherwise contrary to a site's General Land Use designation may be considered for sites where 100% of residential floor space is allocated to social housing as enabled by policy or regulation. The *Marpole Community Plan* section 8.2.2, *Marine Landing Policy Updates*, and *Transit-Oriented Areas Rezoning Policy* section 5.2.4 all enable increases in height and density for 100% social housing developments on a case-by-case basis. The proposed change in height is modest and in keeping with these policies, and the application is considered consistent with the *Vancouver Official Development Plan*. In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and the *Marpole Community Plan* and the *Marine Landing Policy Updates*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle.

### **Context and Background**

The rezoning application for 8080 Yukon Street was approved in principle at Public Hearing on February 5, 2026. The rezoning enabled four residential buildings including a six-storey building containing 123 seniors social housing units, and 26, 28 and 32-storey buildings containing 780 social housing units. The proposed heights of the buildings ranged from 23.0 m (75.4 ft.) to 97.0 m (318.2 ft.) in height.

### **Discussion**

A development permit was applied for on May 1, 2026, and through the process, the applicant had decided to use new building technology to reduce the cost of construction and shorten the construction timeline. This new technology requires an increase to the allowable building height of sub-area A from 23.0 m (75.4 ft.) to 25.3 m (83 ft.). To avoid construction delays and potential impact to funding commitments, the applicant has applied to revise the CD-1 by-law prior to enactment of the by-law.

This rezoning revision proposes to increase the allowable height of the six-storey seniors housing building in Sub-area A by 2.3 m (7.5 ft.) to a total of 25.3 m (83 ft.). No additional floor area or change of uses are proposed. The draft and revised CD-1 By-law, incorporating this proposed change, is attached as Appendix A to this report. Recommendation B directs that, subject to satisfaction of the Conditions of Approval in the original approved report (RTS [18351](#)), the CD-1 By-law in Appendix A be brought forward for enactment instead.

### **Financial Implications**

There is no change to the public benefits secured through the original approved rezoning as a result of this proposed revision. No additional Community Amenity Contributions or Public Art contributions are recommended. The proposed revision will not trigger any additional Development Cost Levies.

### **Conclusion**

The proposed revision to the allowable height is consistent with the *Vancouver Official Development Plan* and the *Marpole Community Plan* and the *Marine Landing Policy Updates*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the by-law revision contained in Appendix A.

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## APPENDIX A

### 8080 YUKON STREET PROPOSED CD-1 BY-LAW REVISION

The following is a CD-1 By-law, with minor revisions incorporated, that is proposed to replace the CD-1 By-law approved at Public Hearing on February 5, 2026. The recommendations in the prior approved rezoning are proposed to remain in effect. Refer to [Agenda](#) and [Minutes](#), and report RTS [18351](#).

#### Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

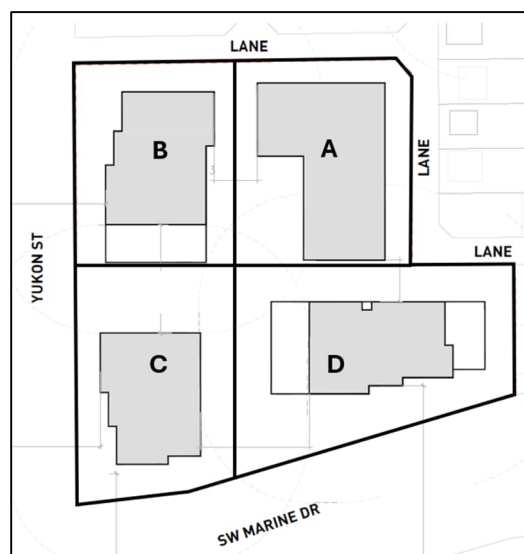
#### Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

#### Sub-areas

3. The site is to consist of 4 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing maximum permitted floor area and building height for each sub-area.

**Figure 1: Sub-areas**



## Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses, limited to Apartment;
  - (b) Utility and Communication Uses; and
  - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

## Conditions of Use

- 5.1 All residential floor area must be used for social housing.
- 5.2 The design and layout of at least 30% of the total dwelling units must:
- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms,

except that the Director of Planning may decrease the requirements of this section 5.2 to no less than 27% of the total number of dwelling units, having regard to the needs and priorities of the non-profit operator as demonstrated by the non-profit operator at the development permit application stage.

## Floor Area and Density

- 6.1 The total floor area for all uses combined must not exceed 58,190 sq. m.
- 6.2 The floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in Table 1.

**Table 1: Permitted Floor Area**

Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )
A	5,528 m <sup>2</sup>
B	17,265 m <sup>2</sup>
C	18,386 m <sup>2</sup>
D	17,011 m <sup>2</sup>

- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

#### 6.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
  - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

### Building Height

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area.

**Table 2: Permitted Building Height**

Sub-area	Building Height
A	25.3 m
B	78.8 m

C	97.0 m
D	84.6 m

- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

### **Access to Natural Light**

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.



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