



CD-1 Rezoning

2345-2349 Main Street

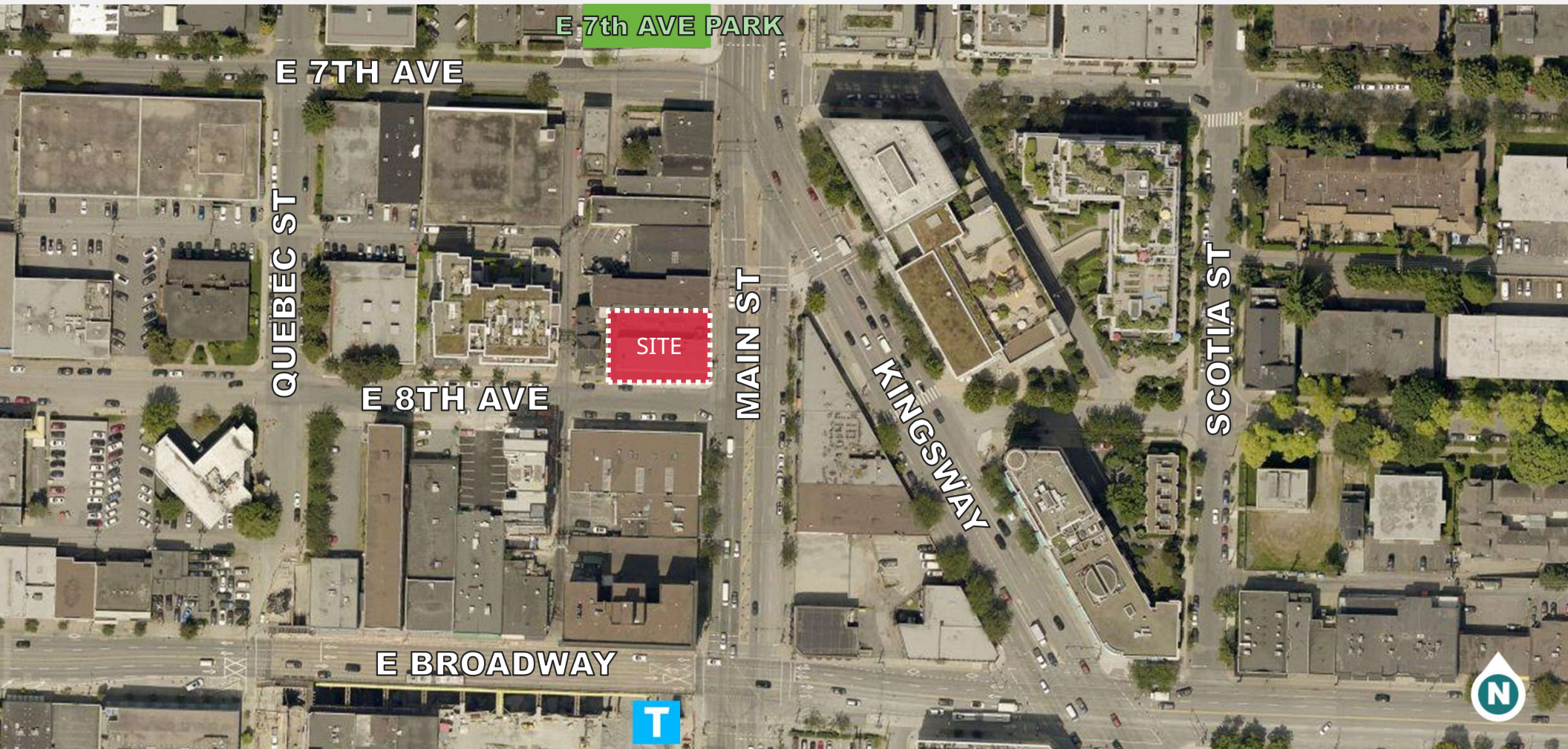
COUNCIL MEETING July 28, 2026

Recommend **Refer back to staff**



Site and Context

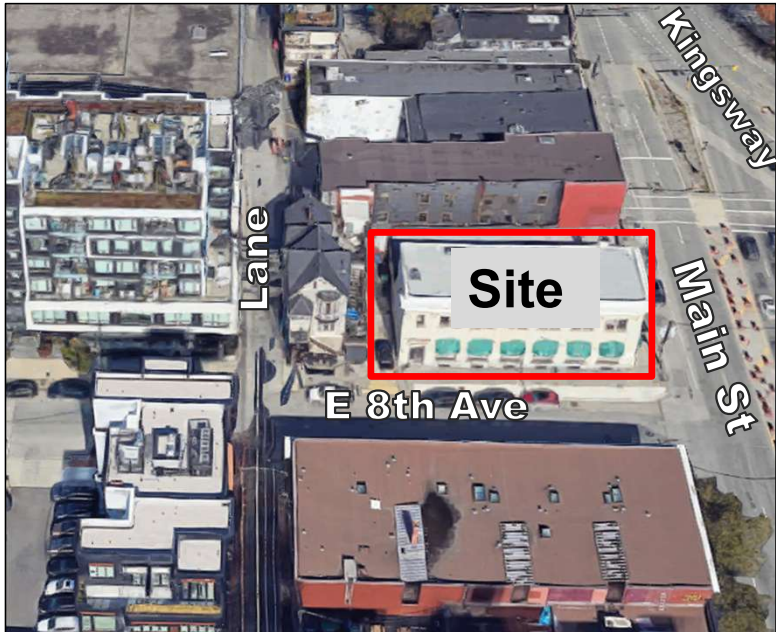
Public Hearing | 2345–2349 Main Street



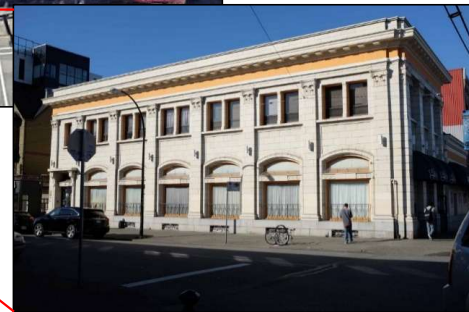


Site and Context

Public Hearing | 2345–2349 Main Street



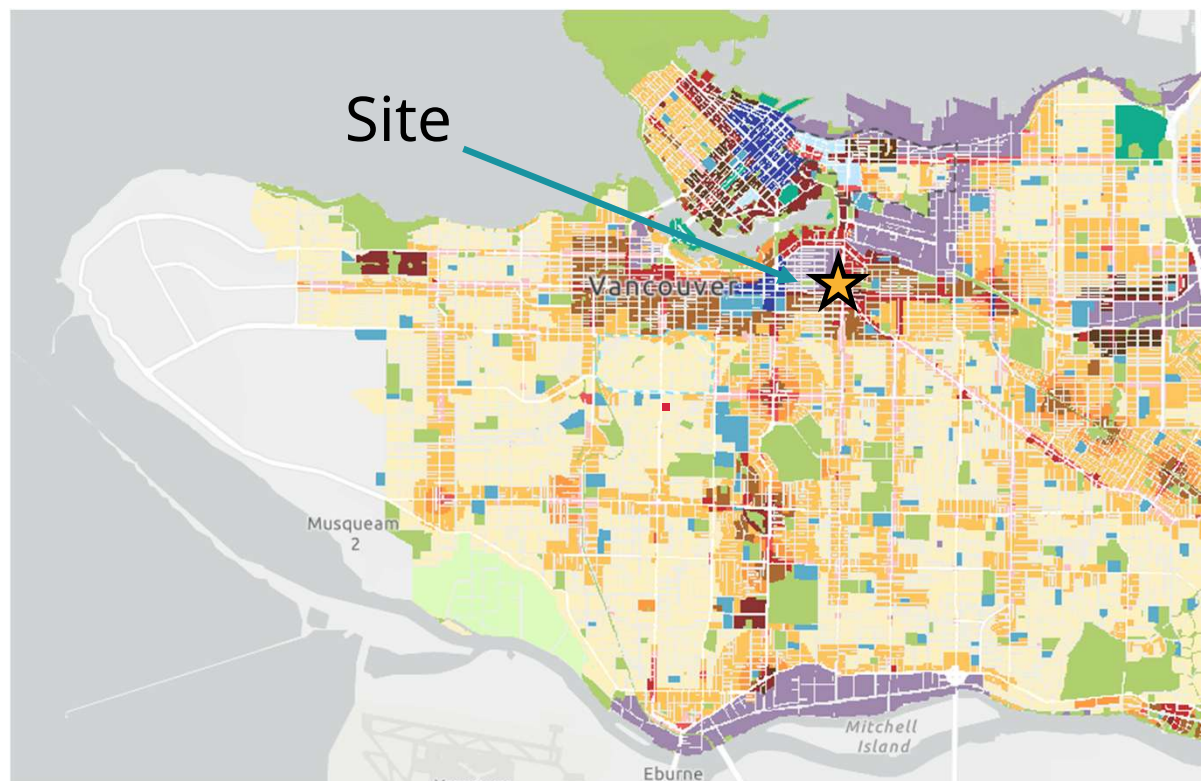
RBC Heritage Building





Vancouver Official Development Plan

Council Meeting | CD-1 Rezoning 2345-2349 Main Street

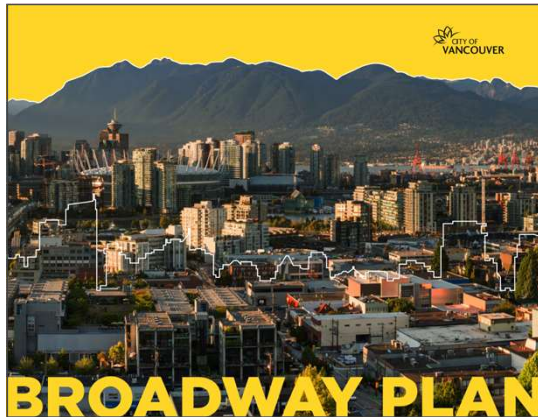


Mixed-Use – High-Rise 1 Generalized Land Use Designation



Policy: Broadway Plan

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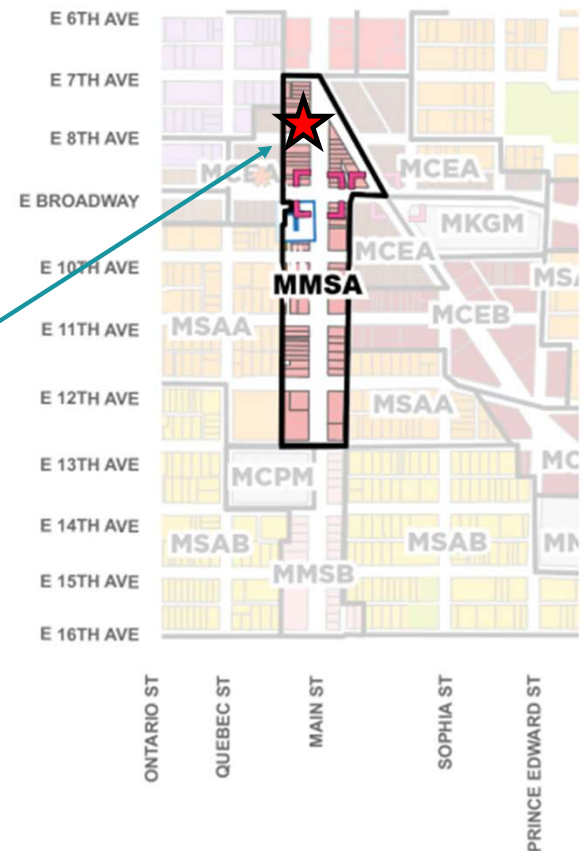


- Rezoning applications generally not considered
- Development only under current C-3A or C-2C zoning – up to 6 storeys and 3 FSR

- **Policy 10.6.5:** Up to 20 storeys for rental housing and/or job space with cultural uses and heritage building retention
 - Mixed-Use High-Rise built form and site design policies apply (e.g., minimum site frontage of 150 ft.)

Site

10.6 Main Street Village - Area A





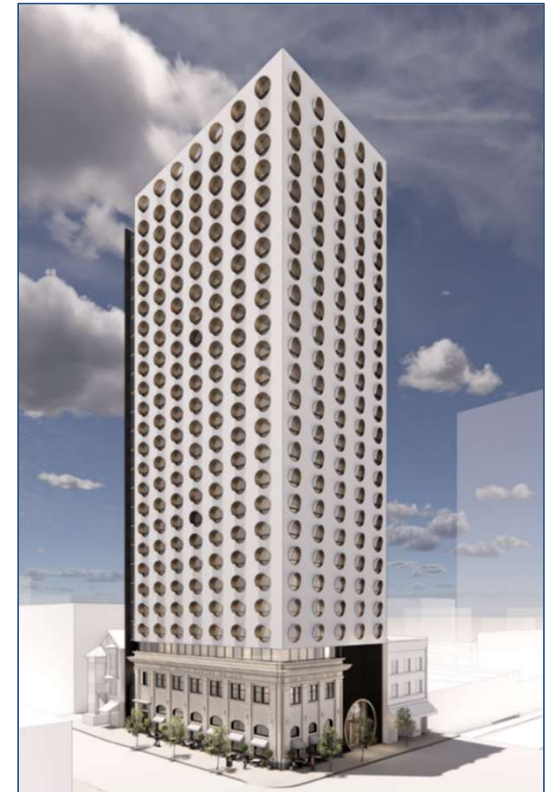
Summary

Height	25 Storeys (108 m [354 ft.])
Density	21.3 FSR (w/ 1.97 FSR underground)
Units	• 305 units of Student Housing • 10 units of School – Arts or Self-Improvement Housing
Land uses	Residential, Retail, School – Arts or Self-Improvement
Details	• Retail on ground floor • Expansion of Goh Ballet underground • No onsite parking or loading proposed • Retention of heritage façades of RBC building





- **Limited frontage 62 ft. vs. 150 ft.**
 - Concern: Site access, livability, neighbourhood fit, impact on neighbours
- **Setbacks and Site Configuration**
 - Concern: Development viability of adjacent sites
- **Livability and Tenure**
 - Concern: Student housing lacks partnership with a BC Public post-secondary institution
- **No rear lane access**
 - Concern: Loading, parking and servicing issues, student pick up and drop off, pedestrian safety





Support:

- Housing
- Arts and Culture
- Heritage
- Access to Transit

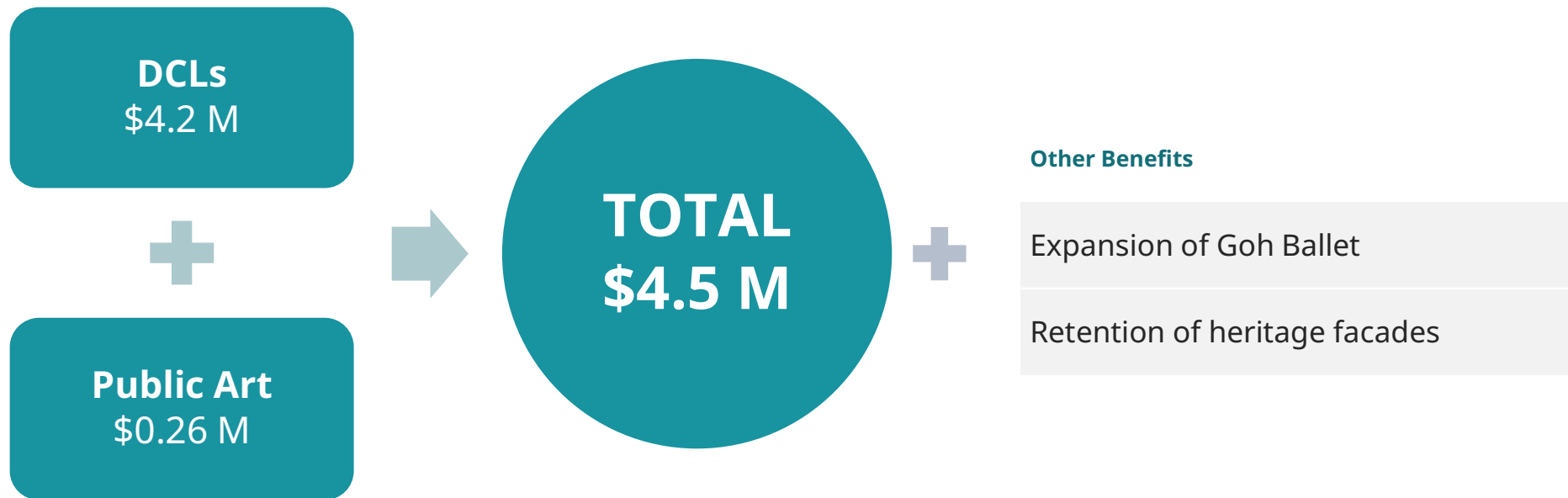
Main Concerns:

- Height
- Traffic and Safety Concerns
- Neighbourhood Impact
- Student Housing and Affordability



Public Benefits

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- Staff recommend to refer back to staff

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