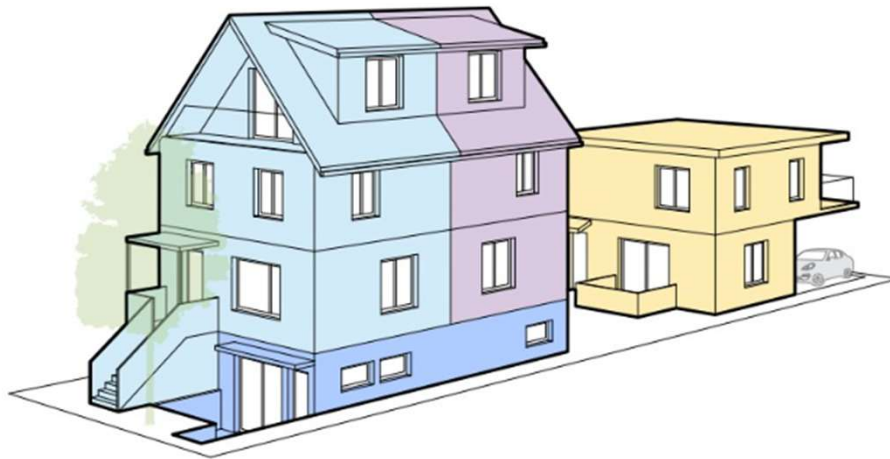




Rezoning

Balfour Block

906-982 West 18th Avenue,
907-975 West 19th Avenue and
3403-3415 Laurel Street

COUNCIL July 28, 2026

Recommend **Support**



Site and Context

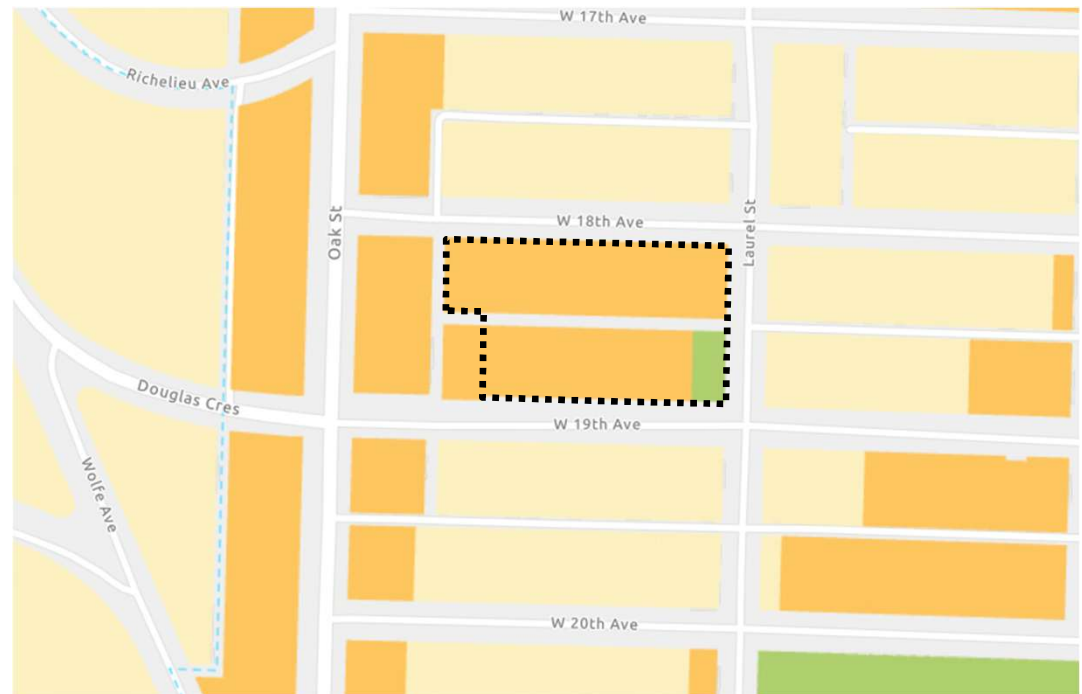
Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)





Vancouver Official Development Plan

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)



Residential – Low-Rise Generalized Land Use Designation



Parks and Open Spaces Generalized Land Use Designation



Policy: Cambie Corridor Plan

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)



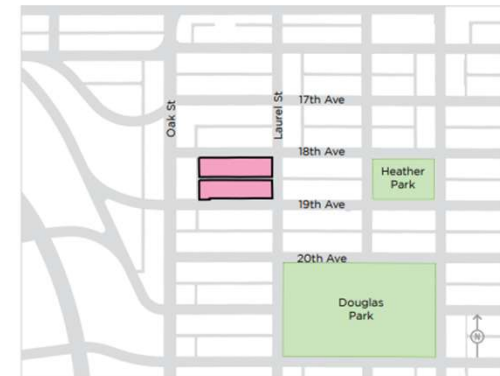
6.3 BALFOUR BLOCK

Location: 900 block of 18th & 19th Avenue

Site Size: ~2.52 acres (including 977 19th Avenue)

Intent: Recognizing the residential character of this area and the existing rental housing, this site is envisioned to continue as a vibrant family-oriented node with the addition of new housing options and strong connections to the surrounding neighbourhood.

Site redevelopment will include a mix of townhouses, low-rise, and lower mid-rise buildings, reflecting the varied architectural character of the neighbourhood. Residences will connect to the neighbourhood with frequent front doors and front yards, and public open space.



- Mix of Townhouses, Low-rise to lower Mid-Rise Buildings
- 25% Below Market-Rental Housing
- Public Open Space
- Childcare Facility

Background

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)

2022 Proposal:

Enacted 2024

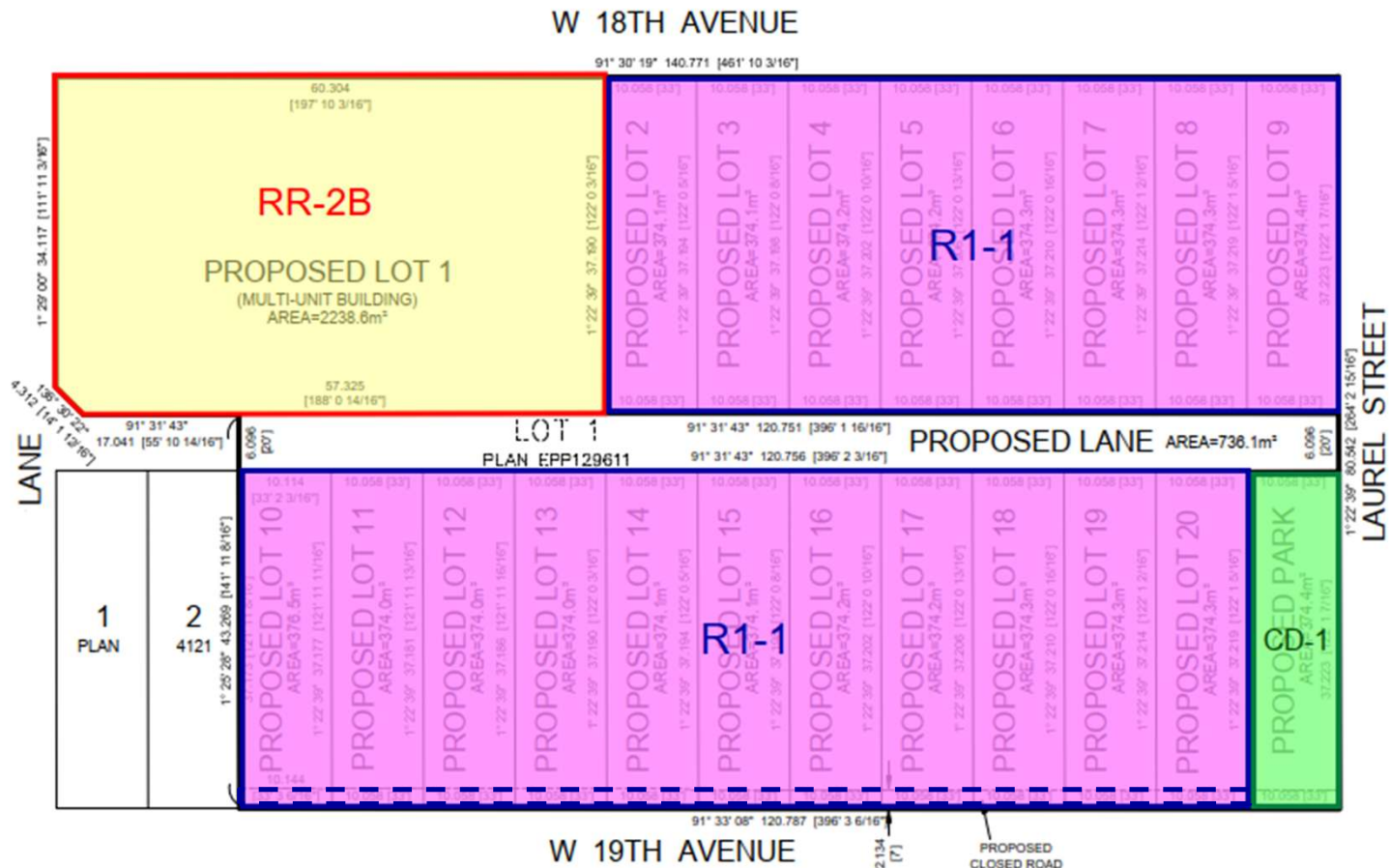
- 51 Strata units
- 58 Townhomes
- 99 Rental units,
incl 25 BMR units
- Public park
- 37-space childcare





Proposal

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)





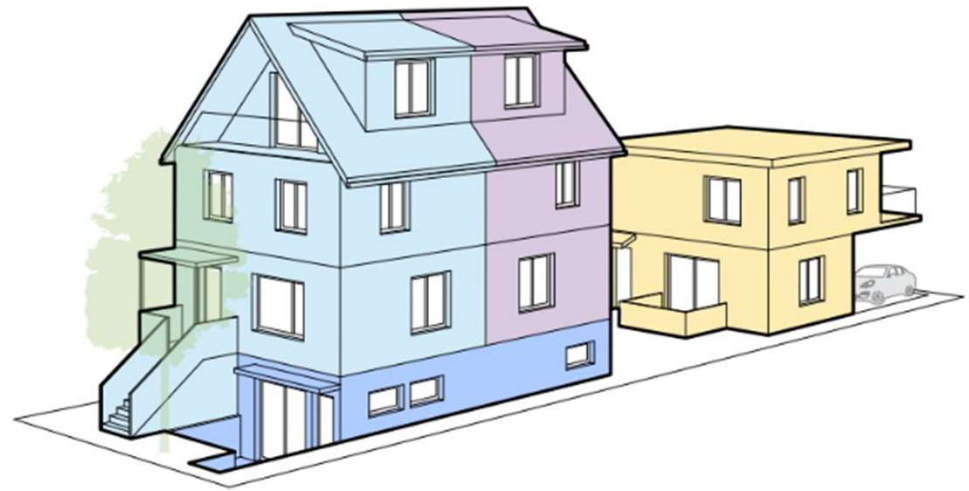
Proposal

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)



RR-2B Building Example

6-Storey rental building
Up to 2.7 FSR



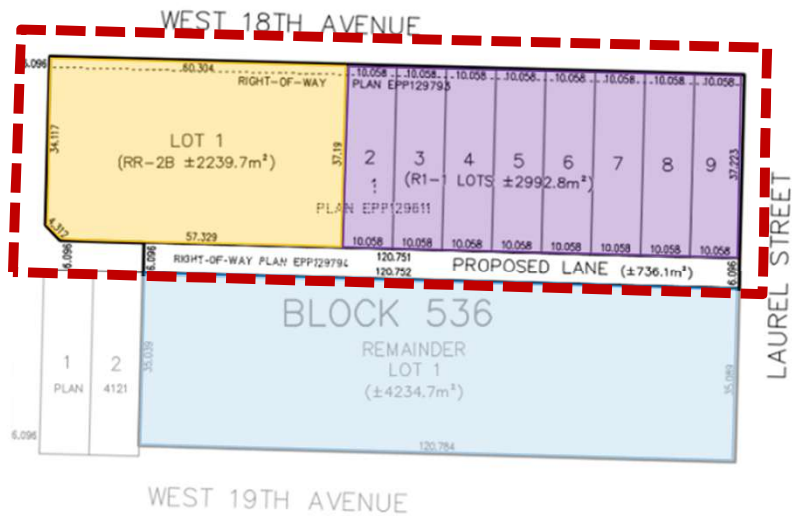
R1-1 Building Example

Single detached house, duplex,
four-unit multiplex
Up to 1.0 FSR

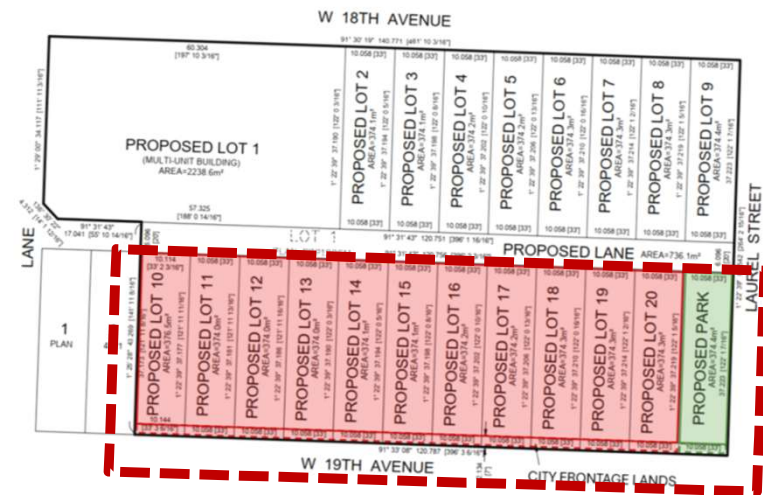


Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)

Phase One



Phase Two





Public Consultation

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)

Support:

- Housing
- Neighbourhood fit
- Density
- Housing options

Concerns:

- Tenant displacement
- Community amenities
- Building height
- Neighbourhood character



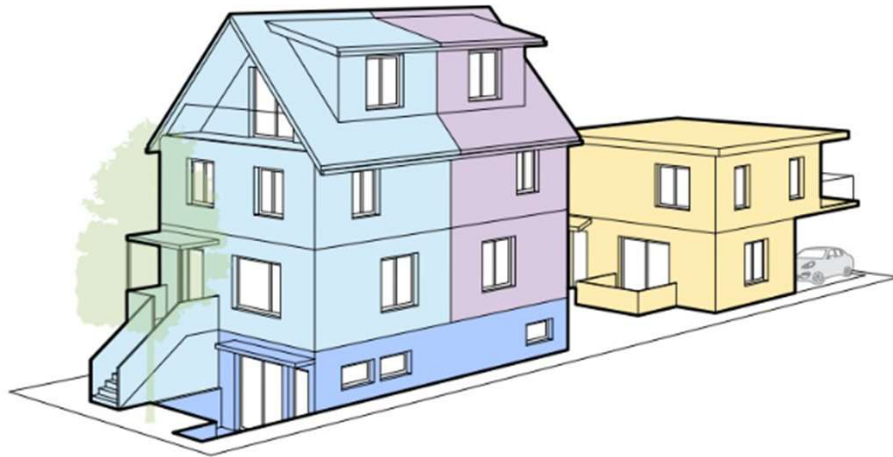
Other Benefits

Council | Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly known as 966 West 18th Avenue - Balfour Block)



Other Benefits

Market Rental housing	90 units
Public Park	375 sq. m



Rezoning

Balfour Block

906-982 West 18th Avenue,
907-975 West 19th Avenue and
3403-3415 Laurel Street

- Staff support, subject to Appendix B

COUNCIL July 28, 2026

Recommend **Support**