



COUNCIL REPORT

Report Date: July 7, 2026
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Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Miscellaneous Amendments Concerning Various CD-1 By-laws

Recommendations

- A. THAT Council approves the application to:
- (i) amend CD-1 (931) By-law No. 14768 for 4975-4997 Joyce Street, to correct the floor area exclusion for residential storage, generally as presented in Appendix A; and
 - (ii) amend CD-1 (923) By-law No. 14664 for 6486 Chester Street, to increase the Sub-Area B building height to accommodate telecommunications equipment, generally as presented in Appendix B.
- 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

This report recommends miscellaneous amendments to CD-1 (931) By-law No. 14768 and CD-1 (923) By-law 14664. The by-law amendments would correct the floor area exclusion for residential storage in CD-1 (931) and would increase the allowable height in Sub-area B in CD-1 (923).

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.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle.

Context and Background

From time to time, Council considers minor staff-initiated amendments to bring by-laws into alignment with current policy and to make other minor amendments when necessary.

Discussion

1. CD-1 (931) By-law No. 14768 for 4975-4997 Joyce Street

Within the *Vancouver Official Development Plan*, the Generalized Land Use (GLU) designation for 4975-4997 Joyce Street is Mixed-Use High-Rise 1, and the proposed uses are compliant with the GLU designation.

CD-1 (931) was approved in principle at Public Hearing on June 19, 2025, and enacted on July 14, 2026. The by-law permits a 38-storey mixed-use development. While the proposed heights exceed the GLU designation, the project is consistent with the ODP under FG2.1.7. This clause of the ODP permits rezoning applications that were approved in principle prior to the adoption of the ODP to be considered consistent with the ODP subject to meeting their rezoning conditions.

Section 6.6 of the by-law inadvertently requires a minimum of 20% of the excluded floor area associated with residential storage area within the below-market rental units as storage areas. The staff report intended to require a minimum of 10% of the floor area to be excluded, corresponding to the amount of below-market rental floor area secured in the by-law. The amendment does not change the form of development approved in principle by Council.

2. CD-1 (923) By-law No. 14664 for 6486 Chester Street

Within the *Vancouver Official Development Plan*, the Generalized Land Use (GLU) designation for 6486 Chester Street is Residential – Low-Rise, and the proposed uses are consistent with the GLU designation.

CD-1 (923) was approved in principle at Public Hearing on November 13, 2025, and enacted on April 14, 2026. The by-law permits a six-storey residential rental building in sub area A and a one-level public utility building in sub-area B.

Through a detailed design of the public utilities building, the overall building height in Sub-area B has increased to accommodate telecommunications equipment and therefore, the applicant is requesting an increase to the allowable height. The applicant has proposed to amend the Sub-area B building height from 4.7 m (15.4 ft.) to 5.5 m (18 ft.) to accommodate this change.

Financial Implications

The amendments do not have an effect on Community Amenity Contributions or Public Art contributions. Any applicable Development Cost Levies would be collected as part of the development and building permit process.

Conclusion

The proposed amendments, if approved, would correct inadvertent errors and address inconsistencies. Both amendments are consistent with the *Vancouver Official Development Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the by-law to amend CD-1 (931) and CD-1 (923).

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APPENDIX A
Proposed Amendment to CD-1 (931) By-law No. 14768
4975-4997 Joyce Street

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 14768.
2. Council amends section 6.6 by striking out “20%” and substituting “10%”.

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APPENDIX B
Proposed Amendment to CD-1 (923) By-law No. 14664
6486 Chester Street

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 14664.
2. Council amends table 1 of section 7.2 by striking out “4.7 m” and substituting “5.5 m”.

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