

Public Hearing: July 8, 2025

Tuesday, July 8, 2025, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC.

Vancouver City Council will hold a Public Hearing to consider the following matters:

1. Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions

To make miscellaneous amendments to by-laws for the following: CD-1 (625) for 408-488 West King Edward Avenue, CD-1 (561) for 955 East Hastings Street, CD-1 (497) for 2665 Renfrew Street, CD-1 (772) for 1102-1138 East Georgia Street, and to the Housing Agreement Condition for 1425 and 1451 East 12th Avenue, to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

2. CD-1 Rezoning: 2079-2085 West 5th Avenue

To rezone 2079-2085 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 200 social housing units, with commercial space on the ground floor and a social service centre. A floor space ratio (FSR) of 10.0 and a height of 68.5 metres (224 feet), with additional height for rooftop amenity space, are proposed.

3. CD-1 Rezoning: 1855 West 2nd Avenue

To rezone 1855 West 2nd Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 171 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 60 metres (197 feet), with additional height for rooftop amenity space, are proposed.

4. CD-1 Rezoning: 254 East 12th Avenue

To rezone 254 East 12th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 145 rental units, with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor. A floor space ratio (FSR) of 6.80 and a height of 59.4 metres (195 feet), with additional height for rooftop amenity space are proposed.

5. CD-1 Rezoning: 1527 Main Street

To rezone 1527 Main Street from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of 17-storey and 21 storey mixed-use buildings connected by a seven-storey podium containing 371 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and building heights of 55.3 metres (181 feet) and 67.2 metres (220 feet), with additional height for rooftop amenity space, are proposed.

6. CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street

To rezone 520-590 West 29th Avenue and 4510-4550 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings and two three-storey townhouses containing 230 rental units. A floor space ratio (FSR) of 3.0 and a maximum height of 21.3 metres (70 feet) are proposed.

Public Hearing: July 10, 2025

Thursday, July 10, 2025, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC.

Vancouver City Council will hold a Public Hearing to consider the following matters:

A. Planning Incentives for High Performance Buildings in the Zoning & Development By-law

To amend the existing voluntary incentives for high performance buildings in the Zoning and Development By-law to extend their duration to 2030 to reflect the City's climate targets and continue supporting high-performance builders; replace the current incentive for larger buildings with one that is more effective; and to develop embodied carbon limits for the voluntary incentive for smaller buildings to reduce the embodied emissions associated with building materials and designs.

B. Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law

To amend the Zoning and Development By-law to facilitate the installation of Electric Vehicle Charging Equipment. These amendments clarify that the installation of EV charging equipment is exempt from the requirement for a development permit and will help enable continued growth in the home, workplace, and public charging network.

C. Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land

To amend the Zoning and Development By-law to clarify that, at the development permit stage, the City has the authority to condition requirements for public amenities, facilities or utilities, or land for those purposes. These changes include amendments to Section 4, the introduction of a new general Schedule I, and related updates to district schedules and the Latecomer Policy.

D. Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street

To rezone 859-883 East 33rd Avenue and 4895 St. Catherines Street from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 2.40 is proposed.

E. CD-1 Rezoning: 414-420 West Pender Street

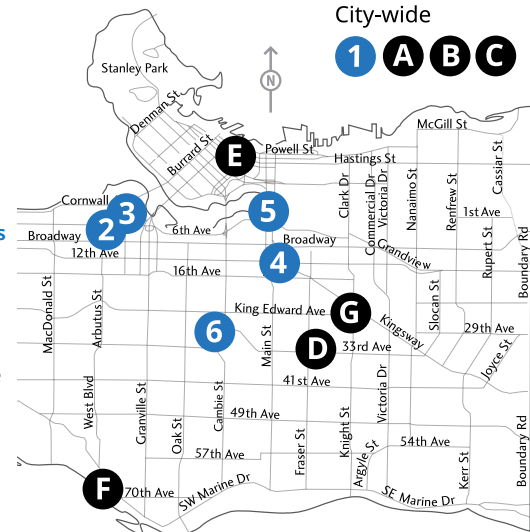
To rezone 414-420 West Pender Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey mixed-use building containing 88 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 9.44 and a height of 36.4 metres (119.5 feet), with additional height for rooftop amenity space, are proposed.

F. CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue

To amend CD-1 (198) By-law No. 6254 to create a sub-area for 1700-1750 West 75th Avenue, known as Angus East Lands, to permit additional land uses aligned with the I-2 (Industrial) District Schedule, including a privately owned child day care facility, as well as school uses, including "School - Elementary or Secondary". The proposal contains no changes to the form of development.

G. 4001-4009 Knight Street and 1348 East 24th Avenue

To rezone 4001-4009 Knight Street and 1348 East 24th Avenue from RM-1 (Residential) District and C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 23-storey mixed-use building containing 233 strata residential units, a 37-space turn-key childcare facility for City ownership, and commercial space on the ground floor. A floor space ratio (FSR) of 10.79 and a height of 76.9 metres (252 feet), with additional height for rooftop amenity space, are proposed.



FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT [shapeyourcity.ca/rezoning](https://vancouver.ca/your-government/speak-at-city-council-meetings.aspx) AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

Public Hearings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate in the Public Hearing either by speaking by phone or in person or by submitting publicly accessible comments with your name attached for the Mayor and Council.

Registration to speak at the Public Hearing begins on June 27, 2025, at 8:30 am.

- Register to speak online by visiting vancouver.ca/your-government/speak-at-city-council-meetings.aspx and select the agenda item(s) you wish to speak to; telephone participation is encouraged as it is the most efficient way to speak to Council.
- Register to speak via phone by calling **604-829-4238** and specifying which meeting date, meeting type and agenda item(s) you wish to speak to, and indicate whether you are participating by telephone or in person.

In-person registration is available on the day of the Public Hearing, between 5:30 and 6 pm at City Hall, Third Floor.

At the end of the registered speakers list, the Chair will provide a final opportunity to participate in the Public Hearing. The Chair will close the speakers list upon seeing no further speakers.

SEND YOUR COMMENTS TO COUNCIL:

Online:
vancouver.ca/public-hearing-comments
Email: speaker.request@vancouver.ca
Mail: City of Vancouver, City Clerk's Office
453 West 12th Avenue, Third Floor,
Vancouver, BC, V5Y 1V4

FOLLOW THE PUBLIC HEARING ONLINE:

X: [@VanCityClerk](https://twitter.com/VanCityClerk)
Live stream: vancouver.ca/council-video

REVIEW DRAFT BY-LAWS STARTING

FRIDAY, JUNE 27, 2025:

In person: City Clerk's Office on the Third Floor of City Hall (Mondays to Fridays, 8:30 am to 5 pm)

Online: vancouver.ca/councilmeetings
(Posted at 1 pm)

Public Hearing minutes will be posted online and at the City Clerk's Office several days after a meeting. Details of all Council meetings can be found at:
council.vancouver.ca

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK:
vancouver.ca/publichearings