

## Public Hearing: September 16, 2025



Tuesday, September 16, 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.

### REFER TO THE MAPS ON PAGE TWO FOR LOCATIONS OF THE APPLICATION.

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

#### 1. Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan

##### Zoning and Development By-law Amendments:

To amend the Zoning and Development By-law to introduce new standardized R3 low-rise, R4 mid-rise and R5 high-rise residential district schedules and to rezone 4,182 properties within the Broadway Plan area and 112 properties within the Cambie Corridor Plan area to R3, R4, or R5 to enable apartment buildings at greater heights and densities. In many cases, this initiative may eliminate the need to apply for a rezoning for greater height and density, enabling applicants to proceed directly to a development permit application in accordance with the new zoning. Where a site-specific rezoning application is still necessary after these proposed changes, applicants may apply to rezone to the new standardized district schedules rather than a customized CD-1 district. Note that an exception to the above applies for Major Matthews Park (2627 Manitoba Street), which is proposed to be rezoned from RT-6 (Residential) District to R1-1 (Residential) District. A new Schedule J, setting out affordability and social housing requirements is also proposed.

##### Rental Housing Stock Official Development Plan Amendments:

Amendments to the Rental Housing Stock Official Development Plan (RHS ODP) are proposed to extend rental housing replacement requirements within the Broadway Plan area to 2,221 properties in several of the proposed R3, R4, and R5 areas.

**FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT [shapeyourcity.ca/rezoning](https://shapeyourcity.ca/rezoning) OR [shapeyourcity.ca/zoning-changes-broadway-cambie-plans](https://shapeyourcity.ca/zoning-changes-broadway-cambie-plans) (FOR ITEM ONE) 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 September 5, 2025, at 8:30 am.

- Register to speak online by visiting [vancouver.ca/your-government/speak-at-city-council-meetings.aspx](https://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.

## Public Hearing: September 18, 2025



Thursday, September 18, 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.

### REFER TO THE MAPS ON PAGE TWO FOR LOCATIONS OF THE APPLICATIONS.

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

#### A. Miscellaneous Amendments Concerning Various CD-1 By-laws

To make miscellaneous amendments to by-laws for the following: CD-1 (899) for 3352–3384 Vanness Avenue and 3347 Clive Avenue, CD-1 (895) for 848 Seymour Street, and CD-1 (897) for 1026–1108 West 41st Avenue. The amendments would amend two by-laws to increase the allowable height and one by-law to correct an error in the calculation of density.

#### B. CD-1 Rezoning: 45 East 16th Avenue

To rezone 45 East 16th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey mixed use building consisting of 145 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 55 metres (180 feet), with additional height for rooftop amenity space, are proposed.

#### C. CD-1 Rezoning: 2110 West 5th Avenue

To rezone 2110 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed use building containing 160 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 65.2 metres (214 feet), with additional height for rooftop amenity space, are proposed.

- 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](https://vancouver.ca/public-hearing-comments)
- **Email:** [speaker.request@vancouver.ca](mailto: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:

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

Review draft by-laws starting Friday, September 5, 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](https://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](https://council.vancouver.ca)

**FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK:** [vancouver.ca/publichearings](https://vancouver.ca/publichearings)

