

## Public Hearing: June 13, 2024

Thursday, June 13, 2024, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at City Hall, 453 West 12th Avenue, Vancouver, BC.

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

### 1. Rezoning: 988 West 32nd Avenue

To rezone 988 West 32nd Avenue from R1-1 (Residential) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20.

### 2. CD-1 Rezoning: 1026-1108 West 41st Avenue

To rezone 1026-1108 West 41st Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, 164-unit Community Care Facility. A floor space ratio (FSR) of 3.36 and a height of 26.2 metres (86 feet) with additional height for a rooftop amenity space are proposed.

### 3. Heritage Revitalization Agreement Amendment: 6161 MacDonald Street

To bring forward modifications to the existing Heritage Revitalization Agreement registered on title to remove a front setback requirement and update references to zoning changes and related housekeeping matters.

### 4. Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

To amend the Zoning and Development By-law to allow multiple dwelling housing options (multiplex) in the RT-7 and RT-9 zones. These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the Vancouver Charter.

To amend the RT-7 and RT-9 District Schedules beyond the minimum requirements set out in Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation. The changes include:

- Allowing 6 dwelling units on all lots, subject to lot eligibility.
- Allowing up to 8 dwelling units for secured market rental.
- Introducing density bonus payment provisions.
- Additional amendments to simplify zoning regulations for procedural alignment.
- Amendments to the RT-7 District Schedule to increase floor area incentives for the retention of an existing character house and extending those incentives to the RT-9 District Schedule.

These amendments are not for the sole purpose of complying with section 565.03 of the Vancouver Charter and require a public hearing.

### 5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

To amend the First Shaughnessy District Schedule, to allow multiple dwelling (multiplex) housing options in the First Shaughnessy District.

These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the Vancouver Charter.

To amend First Shaughnessy District Schedule and the Heritage Conservation Area Official Development Plan beyond the minimum requirements set out in Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation. The changes include:

- Allowing 6 dwelling units on all lots, subject to lot eligibility.
- Allowing up to 8 dwelling units for secured market rental.
- Introducing density bonus payment provisions.
- Additional amendments to simplify zoning regulations for procedural alignment.
- Amendments to the Heritage Conservation Area Official Development Plan to repeal the First Shaughnessy Advisory Design Panel in order to align with recommendations from the provincial small-scale multi-unit housing (SSMUH) policy manual and support procedural alignment.

These amendments are not for the sole purpose of complying with section 565.03 of the Vancouver Charter and require a public hearing.



FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT [shapeyourcity.ca/rezoning](https://shapeyourcity.ca/rezoning) AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

Public Hearings are to be convened by electronic means, with in-person attendance also available. You may participate in the Public Hearing either by speaking by phone or in person, or by submitting comments that will be distributed to the Mayor and Councillors.

All spoken and written comments will be publicly accessible on the City of Vancouver's website with your full name attached.

To participate in the Public Hearing, you can register to speak beginning at 8:30 am on May 31, 2024. 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.

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. You can also register in person on the day of the Public Hearing, between 5:30 and 6 pm at City Hall; for more information, visit [vancouver.ca/publichearings](https://vancouver.ca/publichearings).

At the conclusion of the registered speakers list, if you have not yet spoken and wish to do so, follow the phone-in instructions provided by the Chair or attend in person and approach the podium as the Chair calls for additional speakers. The Chair will close the speakers list upon seeing no further speakers. To participate by telephone, provide a telephone number that can be used to contact you, and provide an email address where instructions on when and how to call into the Public Hearing can be provided. Unregistered speakers may also call in during the Public Hearing. The telephone number and participant access code are posted on X (formerly Twitter) and available on the live stream, while the meeting is in progress.

For more information, visit [vancouver.ca/publichearings](https://vancouver.ca/publichearings). Send your comments to Council online at [vancouver.ca/public-hearing-comments](https://vancouver.ca/public-hearing-comments), by email at [speaker.request@vancouver.ca](mailto:speaker.request@vancouver.ca) or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4. Get live updates on the meeting at [vancouver.ca/speaker-wait-times](https://vancouver.ca/speaker-wait-times) or follow Twitter @VanCityClerk on X (formerly Twitter). Watch the meeting live at [vancouver.ca/council-video](https://vancouver.ca/council-video). Copies of the draft by-laws will be made available for in-person viewing from 8:30 am to 5 pm on weekdays at the City Clerk's Office on the Third Floor of City Hall from Friday, May 31, 2024 until the Public Hearing commences, and for viewing at all times on the meeting agenda starting May 31, 2024 at 1 pm. See the agenda on the City's website at [vancouver.ca/councilmeetings](https://vancouver.ca/councilmeetings). Minutes of the Public Hearing will also be available at this location approximately two business days after a meeting. Details of all Council meetings can be found at [covapp.vancouver.ca/councilMeetingPublic](https://covapp.vancouver.ca/councilMeetingPublic).

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