

# Public Hearing: December 4, 2025

Thursday, December 4, 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. CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)

To amend CD-1 (887) By-law No. 14237, a site that covers four blocks and divided into Sub-areas A to D, referred to as the "Granville Loops."

The application is to: (a) remove the minimum floor area requirement for the childcare use, (b) increase the floor area dedicated to social housing by 3,565 square metres (38,373 square feet) (generally replacing the floor area previously allocated for childcare with additional social housing units), (c) increase the building height for appurtenances by 1.5 metres (5 feet), and (d) modify the form of development from two towers into one tower. Together, these changes would generate approximately 34 additional units of social housing, increasing the total number of social housing units in Sub-area C from approximately 178 to 212.

## 2. CD-1 Rezoning: 215-229 East 13th Avenue

To rezone 215-229 East 13th Avenue from RM-4 (Residential) and R5-3 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 193 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 66.8 metres (219 feet), with additional height for rooftop amenity space, are proposed.

## 3. Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing

To amend the Zoning and Development By-law to extend the term of development permits for temporary modular housing (TMH). Under current zoning, a development permit for TMH is limited to a maximum of five years and can be extended for up to an additional five years (for a maximum of ten years) by the Director of Planning. Under the amendment, staff are proposing to extend the term of the development permit to a maximum of 20 years to extend the use of existing sites pending redevelopment. The proposed amendment affects lands where TMH can be authorized under the Zoning and Development By-law. This does not include lands zoned under the R1-1, RT-1, RT-4, RT-4A, RT-7, RT-9, RT-10, or RT-11 districts and any other district that permits single detached house but does not permit multiple dwelling.

## 4. CD-1 Rezoning: 1150 Barclay Street

To rezone 1150 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed use building containing 152 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 9.15 and a height of 61.55 metres (202 feet), are proposed.

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 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 November 21, 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.
- 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 ONLINE:

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

### REVIEW DRAFT BY-LAWS STARTING FRIDAY, NOVEMBER 21, 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)

