

Public Hearing: February 17, 2026

Tuesday, February 17, 2026, 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 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street

To rezone 453-461 East 10th Avenue and 2536-2542 Guelph Street from R5-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 172 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 6.24 and a height of 58.0 metres (190 feet), are proposed.

2. CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street

To amend the CD1 (Comprehensive Development) District (519) By-law No. 10404 and to approve the application submitted by the British Columbia Lottery Corporation (BCLC) pursuant to the Gaming Control Act (GCA) to increase the number of permitted slot machines from 600 to 900 for the site at 39-65 Smithe Street (Parq Casino).

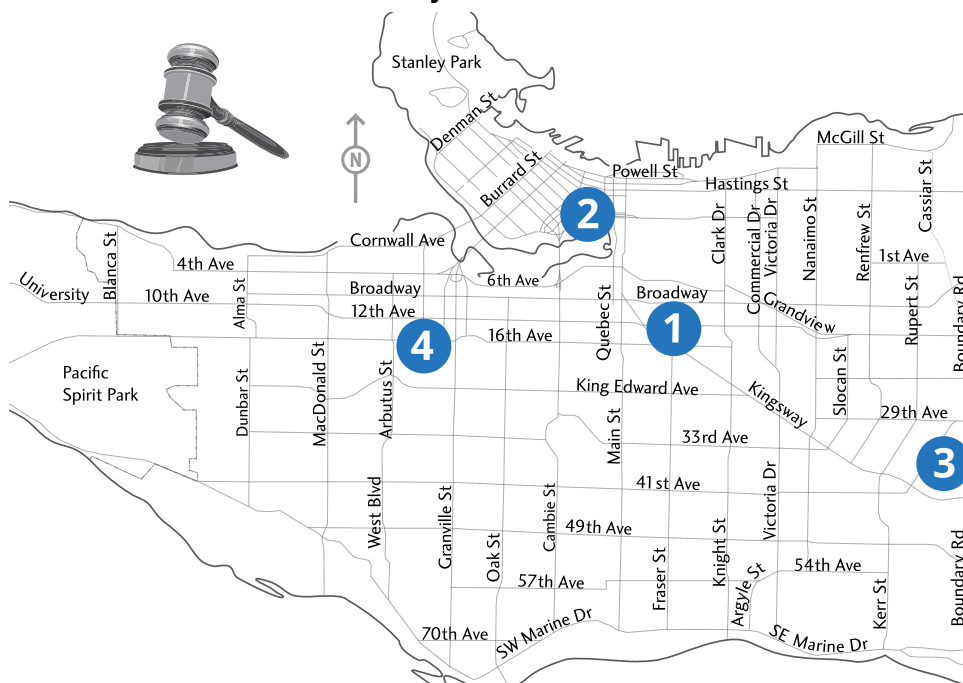
3. CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue

To amend CD-1 (Comprehensive Development) District (899) By-law No. 14333 for 3360-3384 Vanness Avenue and 3347 Clive Avenue, to increase the maximum floor space ratio (FSR) from 11.38 to 11.52, increase the proportion of below-market rental housing from 10% to 20% of the residential floor area and convert the previously secured City-owned childcare into commercial space, are proposed.

4. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

To rezone 2202-2212 West 10th Avenue and 2221 Marstrand Avenue from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 221 rental units, with 20% of the residential floor area for below-market rental units, and a two-storey public utility building for telecommunications purposes. A floor space ratio (FSR) of 6.65 and a height of 76.2 metres (250 feet), are proposed.

FOR MORE INFORMATION ON REZONING APPLICATIONS, VISIT 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 Friday, February 6, 2026, 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, FEBRUARY 6, 2026:

- 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

Public Hearing: February 19, 2026

Thursday, February 19, 2026, 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 Rezoning: 466-476 West 27th Avenue

To rezone 466-476 West 27th Avenue from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 10-storey residential building containing 63 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 4.0 and a height of 32.6 metres (107 feet), are proposed.

2. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

To rezone 816-860 West 13th Avenue and 2915-2925 Willow Street from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two 21-storey mixed-use buildings containing 507 rental units (100% of the dwelling units to be rented at rates no greater than the average rents set for the Class B Development Cost Levy (DCL) waiver) and a 49-space private childcare facility. A floor space ratio (FSR) of 7.40 and a height of 66.6 metres (219 feet), are proposed.

3. CD-1 Rezoning: 1470-1476 West Broadway

To rezone 1470-1476 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey mixed-use building containing 337 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground and second floors, and a future secondary station entrance for the Broadway Subway's South Granville Station. A floor space ratio (FSR) of 16.3 and a height of 118 metres (387 feet), are proposed.

4. CD-1 (915) Text Amendment:

450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

To amend CD-1 By-law (915) for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street, to establish two sub-areas within the site and assign maximum floor areas for each sub-area to enable subdivision and support the development to proceed in two phases. The amendment would also designate minimum area requirements for publicly accessible plaza within each sub-area, add "Urban Farm" as a permitted use, and include additional amendments to support these changes and update parts of the by-law to current standards. No significant alterations to the approved form of development nor project density are proposed.

5. CD-1 Rezoning: 2028-2038 Barclay Street

To rezone 2028-2038 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey hotel building with restaurant use at grade. A floor space ratio (FSR) of 11.84 and a height of 83 metres (272 feet), are proposed.

FOR MORE INFORMATION ON REZONING APPLICATIONS, VISIT 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 Friday, February 6, 2026, 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, FEBRUARY 6, 2026:

- 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