

Public Hearing: March 5, 2026



Thursday, March 5, 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: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)

To rezone 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue from CD-1 (80) and CD-1 (881) (Comprehensive Development) Districts to two new CD-1 Districts ("CD-1 South" and "CD-1 North"), to permit the development of mixed-use developments containing approximately 610 units of social housing, 700 units of leasehold strata housing, 2,940 Attainable Housing Initiative (AHI) units, which are discounted leasehold strata units, and commercial space. In addition, the proposal includes a 125-space childcare facility, to be owned and operated by the local Nations, 1.7 hectares (4.3 acres) of park and public open space, a 929 square metres (10,000 square feet) Musqueam, Squamish and Tsleil-Waututh cultural centre, and a 0.4 hectare (1 acre) site for a Conseil Scolaire Francophone elementary school and associated childcare. A combined gross floor area of 317,861 square metres (3,421,428 square feet) and building heights ranging from four-to-46 storeys, are proposed.

2. CD-1 Rezoning: 3295-3333 Commercial Drive

To rezone 3295-3333 Commercial Drive from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 133 rental units. A floor space ratio (FSR) of 2.52 and a height of 22 metres (72 feet), are proposed.

3. CD-1 Rezoning: 3553-3563 East Hastings Street

To rezone 3553-3563 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 178 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 8.60 and a height of 59.1 metres (194 feet), are proposed.

4. CD-1 Rezoning: 2219-2285 Cambie Street

To rezone 2219-2285 Cambie Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 32-storey mixed-use building containing 230 rental units, with 20% of the residential floor area for below-market rental units, and commercial and office spaces within the podium base. A floor space ratio (FSR) of 15.3 and a height of 111.0 metres (364 feet), are proposed.

Public Hearing: March 10, 2026



Tuesday, March 10, 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:

A. City of Vancouver Official Development Plan *

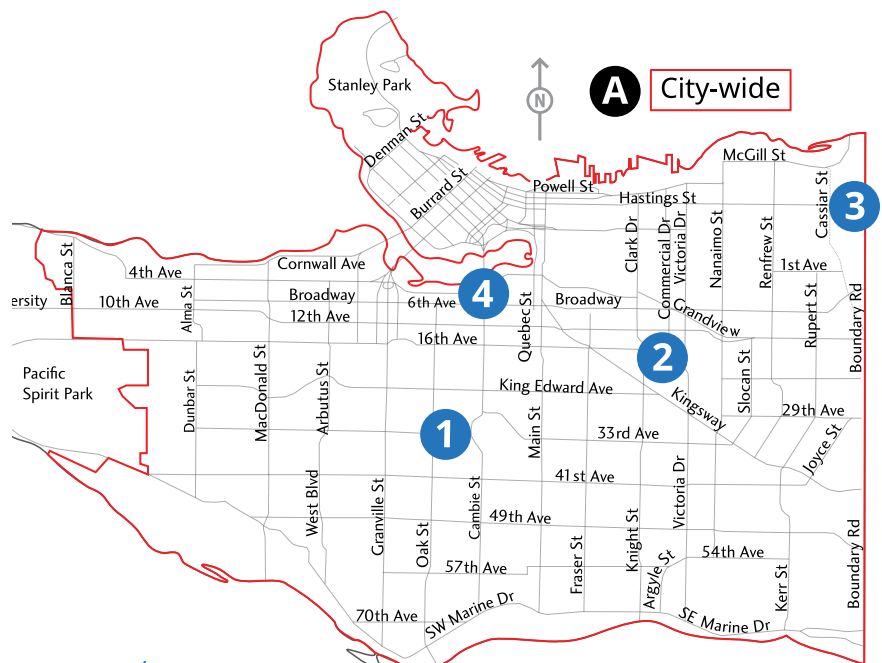
To adopt the Vancouver ODP, by by-law, in accordance with section 562.02 of the Vancouver Charter and to repeal the Regional Context Statement ODP and the Greenhouse Gas Emission Reduction ODP in accordance with section 562(2)(b) of the Vancouver Charter. If enacted, the Vancouver ODP will set out long-term policy for land use and development city-wide over the next 30 years and beyond and will include greenhouse gas emission reduction targets and policies, and an updated Regional Context Statement. The Vancouver ODP is primarily a land use plan:

- directing the location, type, and intensity of different types of land uses, such as residential, mixed-use, industrial, and institutional;
- establishing a vision for the transportation network for the movement of people and goods;
- identifying the type, extent, and location of parks, open space and natural areas, and establishing a vision for a connected ecological network; and
- informing the planning of infrastructure and amenities needed to serve growth.

The ODP will guide future land use policy development and all rezoning applications will be reviewed for consistency with the ODP.

FOR MORE INFORMATION ON THESE REZONING APPLICATIONS, VISIT shapeyourcity.ca/rezoning AND REFER TO THE REFERRAL REPORT OR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

*** FOR MORE INFORMATION ON THE "CITY OF VANCOUVER OFFICIAL DEVELOPMENT PLAN" VISIT shapeyourcity.ca/odp**



see next page

Public Hearing: March 5 & 10, 2026

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 at 8:30 am on:

Friday, February 20, 2026 for the March 5, 2026 Public Hearing

Friday, February 27, 2026 for the March 10, 2026 Public Hearing:

- 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 20, 2026 for the March 5, 2026 Public Hearing

Friday, February 27, 2026 for the March 10, 2026 Public Hearing:

- 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