

Public Hearing: November 13, 2025

Thursday, November 13, 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 Rezoning: 6486 Chester Street

To rezone 6486 Chester Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential rental building containing 116 units and a replacement one level public utility building. A floor space ratio (FSR) of 2.90 and a height of 20.5 metres (67 feet), with additional height for common rooftop amenity space or mechanical appurtenances, are proposed.

2. CD-1 Rezoning: 2090 West 1st Avenue

To rezone 2090 West 1st Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 176 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 6.80 and a height of 65.1 metres (213.6 feet), with additional height for rooftop amenity space, are proposed.

3. Rezoning: 1401-1455 East 49th Avenue

To rezone 1401-1455 East 49th Avenue from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building. A floor space ratio (FSR) of 3.50 and height of 22.0 metres (72 feet) are proposed.

FOR MORE INFORMATION ON THESE 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 October 31, 2025, 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. 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
- Live stream: vancouver.ca/council-video

REVIEW DRAFT BY-LAWS STARTING FRIDAY, OCTOBER 31, 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 (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



Please note that notification postcards for the rezoning applications scheduled for this public hearing have been mailed.

Due to the latest developments of the ongoing Canada Post strike, some or all of the postcards may be delayed or may not be delivered. We apologize for any inconvenience this may cause and appreciate your understanding.

