

## Public Hearing: October 21, 2025

Tuesday, October 21, 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. Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law

To amend the Zoning and Development By-law and the Licence By-law to allow more opportunities to permit outdoor cold plunges and saunas in the city. Currently, cold plunges and saunas are only permitted in some zones and are not generally permitted outdoors. The proposed by-law amendments will expand potential locations by allowing them outdoors, and in all commercial and industrial zones. This change impacts the following zones: I-1, I-1A, I-1B, IC-2, FC-2, I-2, IC-3, I-3, I-4, M-1B, IC-1, M-2, I-1C, HA-2, HA-3, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C-1, RM-6, HA-1 and HA-1A, C-2B, C-2C, C-2, C-3A, C-2C1, C-5, C-5A and C-6, C-7 and C-8, FC-1, MC-1 and MC-2.

### 2. Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law

To amend the Zoning and Development By-law, the Downtown Official Development Plan By-law, and the Licence By-law to expand the potential locations for Arcade, Adult Retail Store and Restaurant – Class 2 by allowing these in more commercial zones. This includes adding Arcade as a use to the C-1, C-2B, C-2C, C-2C1, C-5, C-5A and C-6, C-7 and C-8, and HA-2 district schedules and adding Restaurant – Class 2 as a use to the C-1, C-2B, C-2C, C-2C1, C-7 and C-8, M-1, M-1A, MC-1 and MC-2 district schedules. Adult Retail Store would be removed as a defined use and removed from the C-3A, C-5, C-5A and C-6 district schedules and now become Retail Store use. Additionally, the amendments to the Licence By-law remove outdated restrictions on age of entry and hours of operation, specifically for Arcade and Adult Retail Store.

### 3. Rezoning: 678 West 30th Avenue

To rezone 678 West 30th Avenue from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20.

### 4. CD-1 Rezoning: 11-15 East 4th Avenue

To rezone 11-15 East 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey mixed-use building containing industrial and office space, with retail space on the ground floor. A floor space ratio (FSR) of 6.30 and a height of 46.5 metres (153 feet) are proposed.

### 5. CD-1 Rezoning: 1676 West 11th Avenue

To rezone 1676 West 11th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 176 market rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.60 and a height of 61.0 metres (200 feet), with additional height for rooftop amenity space, are proposed.

## Public Hearing: October 23, 2025

Thursday, October 23, 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:

### A. Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management

#### Zoning and Development By-law Amendments:

To amend the Zoning and Development By-law, the Building By-law, and various CD-1 by-laws, including the following:

- CD-1 (211) By-law No. 6314 for 2502 East 26th Ave.
- CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Ave.
- CD-1 (214) By-law No. 6317 for 2960 East 29th Ave.
- CD-1 (218) By-law No. 6321 for 3301-3347 Clive Ave. and 3330 Vanness Ave.
- CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Ave. and 4400-4402 Kaslo St.
- CD-1 (225) By-law No. 6363 for 5092 McHardy St. and 3263- 3277 and 3311-3327 Vanness Ave.
- CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Rd.

The Building By-law update to city-wide rainwater management requirements will mitigate the impacts of development on sewer system capacity, reduce application-triggered sewer capacity reviews and upgrade requirements, and help meet regulatory obligations.

Amendments to the Zoning and Development By-law and the various CD-1 by-laws are proposed to eliminate area-specific storm water requirements.

### Heritage Conservation Area Official Development Plan Amendments:

Amendments to the Heritage Conservation Area Official Development Plan (HCA ODP) are proposed to eliminate storm water guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines.

### B. Rezoning: 5770-5790 Granville Street

To rezone 5770-5790 Granville Street from R1-1 (Residential Inclusive) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building with a partial storey for rooftop amenity space with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 3.40 and height of 22.0 metres (72 feet) are proposed.

### C. CD-1 Rezoning - 1366 West 12th Avenue

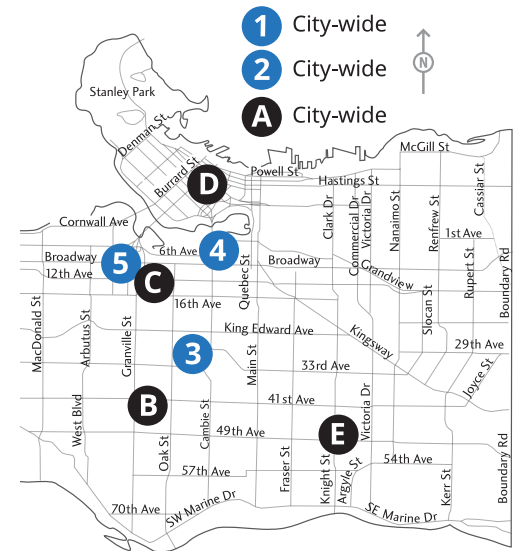
To rezone 1366 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey rental building containing 180 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.50 and a height of 60.0 metres (197 feet), with additional height for rooftop amenity space, are proposed.

### D. CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street

To rezone 516-536 West Pender Street and 501-515 Richards Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey mixed-use building with hotel, commercial and office uses. A floor space ratio (FSR) of 20.66 and a height of 95.5 metres (313 feet), are proposed.

### E. 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](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 October 10, 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  
Live stream: [vancouver.ca/council-video](https://vancouver.ca/council-video)

### REVIEW DRAFT BY-LAWS STARTING FRIDAY, OCTOBER 10, 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)

