

Public Hearing: June 2, 2026



Tuesday, June 2, 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. 2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning

Proposed Amendments to the Zoning and Development By-law:

To amend the Zoning and Development By-law to comply with provincial requirements to update the City's bonus density provisions before June 30, 2026. Amendments include removing density bonus provisions, removing heritage amenity share provisions, and adding inclusionary zoning provisions to the following Districts: R1-1, R3, R4, R5, RT-3, RT-5, RT-7, RT-9, RT-11, RM-1, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-7 and RM-7A, RM-8 and RM-8A, RM-9 and RM-9B, RM-10, RM-11, RM-12, FSD, C-3A, C-5, C-5A and C-6, FC-2, I-1, I-1A, I-1B, I-2, I-3, IC-2, IC-3, MC-1 and MC-2.

Proposed Amendments to the Downtown Official Development Plan:

To amend the regulations for lands governed by the Downtown Official Development Plan to comply with provincial requirements to update the City's bonus density provisions before June 30, 2026. Amendments include removing density bonus provisions, removing heritage amenity share provisions, and adding inclusionary zoning provisions. In addition, amendments to density calculations are proposed to encourage new hotels to include event and guest amenity spaces.

FOR MORE INFORMATION, VISIT vancouver.ca/home-property-development/2026-financing-growth-update.aspx

2. Vancouver ODP Amendment and CD-1 Rezoning: 1745 West 8th Avenue

For the site at 1745 West 8th Avenue, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2, and to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a 31-storey and 29-storey mixed-used development containing 441 strata-titled residential units, 98 in-kind social housing units, a 37-space in-kind childcare facility, and commercial space on the ground floor. A floor space ratio (FSR) of 8.56 and a height of 102 metres (335 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, May 22, 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, May 22, 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/council-meetings (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

