

# CITY OF VANCOUVER: PUBLIC HEARING

## Public Hearing: April 9, 2024

Tuesday, April 9, 2024, at 6 pm to be convened by electronic means with in-person attendance also available in Council Chambers at City Hall, 453 West 12th Avenue, Vancouver, BC.



Vancouver City Council will hold a Public Hearing to consider the following matters:

### 1. Heritage Revitalization Agreement and Heritage Designation: 988 Thurlow Street

To add the heritage building at 998 Thurlow, known as "Washington Court", to the Vancouver Heritage Register, and to designate the heritage facades as protected heritage property. The proposed Heritage Revitalization Agreement will result in a variance to the Zoning and Development By-Law to allow for an increase in permitted density on the site.

### 2. Miscellaneous Text Amendments

To amend the Zoning and Development By-law and various other by-laws and land use documents. The amendments seek to: correct spelling, grammatical and wording errors; update wording, references, and terms for accuracy and align with current writing standards; correct omissions; and clarify the intent of regulations.

### 3. CD-1 Rezoning: 255-285 Southwest Marine Drive

To rezone 255-285 Southwest Marine Drive from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six storey residential building with 69 strata-titled units. A floor space ratio (FSR) of 2.39 and a height of 22.0 metres (72 feet) with additional height for mechanical appurtenances are proposed.

### 4. CD-1 Rezoning: 5490 Ash Street

To rezone 5490 Ash Street from R1-1 (Residential Inclusive) District to CD 1 (Comprehensive Development) District, to permit the development of a four-storey residential building, with 14 strata-titled residential units. A floor space ratio (FSR) of 2.03 and a height of 13.7 metres (45 feet) with additional height for a rooftop amenity space or mechanical appurtenances are proposed.

### 5. CD-1 Rezoning: 1749-1765 East 33rd Avenue

To rezone 1749-1769 East 33rd Avenue from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building and a four-storey residential building, with a total of 109 secured rental housing units. A floor space ratio (FSR) of 2.20 and maximum building height of 19.1 metres (63 feet) with additional height for rooftop amenity are proposed.

### 6. CD-1 Rezoning: 3329-3349 West 41st Avenue and 5649-5683 Blenheim Street

To rezone 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, 232-unit Community Care Facility. A floor space ratio (FSR) of 2.70 and a height of 26.0 metres (85 feet) with additional height for a rooftop amenity are proposed.

**FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT [shapeyourcity.ca/rezoning](https://vancouver.ca/rezoning) AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.**

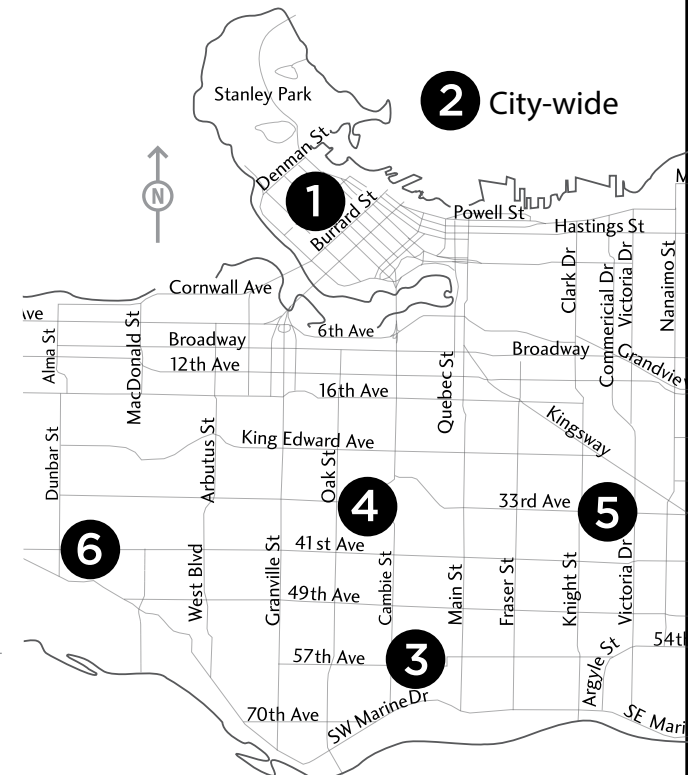
Public Hearings are to be convened by electronic means, with in-person attendance also available. You may participate in the Public Hearing either by speaking by phone or in person, or by submitting comments that will be distributed to the Mayor and Councillors.

All spoken and written comments will be publicly accessible on the City of Vancouver's website with your full name attached.

To participate in the Public Hearing, you can register to speak beginning at 8:30 am on March 28, 2024

- 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.
- You can also register in person on the day of the Public Hearing, between 12:30 and 1 pm at City Hall. For more information, visit [vancouver.ca/publichearings](https://vancouver.ca/publichearings).
- At the conclusion of the registered speakers list, if you haven't yet spoken and wish to do so, follow the phone-in instructions provided by the Chair or attend in person and approach the podium as the Chair calls for additional speakers. The Chair will close the speakers list upon seeing no further speakers.

To participate by telephone, provide a telephone number that can be used to contact you, and provide an email address where instructions on when and how to call into the Public Hearing can be provided. Unregistered speakers may also call in during the Public Hearing. The telephone number and participant access code are posted on X (formerly Twitter) and available on the live stream, while the meeting is in progress. For more information, visit [vancouver.ca/publichearings](https://vancouver.ca/publichearings).



Send your comments to Council online at [vancouver.ca/public-hearing-comments](https://vancouver.ca/public-hearing-comments), by email at [speaker.request@vancouver.ca](mailto:speaker.request@vancouver.ca) or by mail to:

City of Vancouver, City Clerk's Office  
453 West 12th Avenue, Third Floor  
Vancouver, BC, V5Y 1V4.

Get live updates on the meeting at [vancouver.ca/speaker-wait-times](https://vancouver.ca/speaker-wait-times) or follow [@VanCityClerk](https://twitter.com/VanCityClerk) on X (formerly Twitter). Watch the meeting live at [vancouver.ca/council-video](https://vancouver.ca/council-video).

Copies of the draft by-laws will be made available for in-person viewing from 8:30 am to 5 pm on weekdays at the City Clerk's Office on the Third Floor of City Hall from Thursday, March 28, 2024 until the Public Hearing commences, and for viewing at all times on the meeting agenda starting March 28, 2024 at 1 pm. See the agenda on the City's website at [vancouver.ca/councilmeetings](https://vancouver.ca/councilmeetings). Minutes of the Public Hearing will also be available at this location approximately two business days after a meeting. Details of all Council meetings can be found at [covapp.vancouver.ca/councilMeetingPublic](https://covapp.vancouver.ca/councilMeetingPublic).

**FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK:**  
[vancouver.ca/publichearings](https://vancouver.ca/publichearings)

