

## Public Hearing: January 21, 2025



Tuesday, January 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. Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law

To make miscellaneous amendments to by-laws for the following: CD-1 (369) for 901-967 and 940-990 Seymour Street, CD-1 (691) for 500-650 West 57th Avenue, CD-1 (876) for 1961-1995 East Broadway and 2465 Semlin Drive, CD-1 (305) 1899 West 1st Avenue, and Schedule E of the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

### 2. Rezoning: 626 West 32nd Avenue

To rezone 626 West 32nd 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.

### 3. Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street

To rezone 2520-2544 West 16th Avenue and 3223 Larch Street from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space (optional). A floor space ratio (FSR) of 2.40 is proposed.

### 4. Rezoning: 5889-5925 Dunbar Street

To rezone 5889-5925 Dunbar Street from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space (optional). A floor space ratio (FSR) of 2.20 is proposed.

## Public Hearing: January 23, 2025



Thursday, January 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.

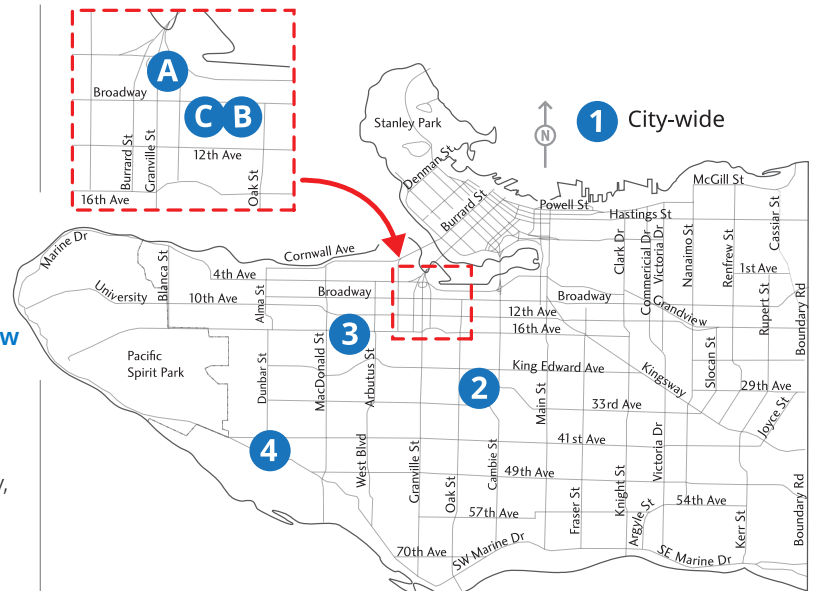
Vancouver City Council will hold a Public Hearing to consider the following matters:

### A. CD-1 Rezoning: 1434-1456 West 8th Avenue

To rezone 1434-1456 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 154 rental units, of which 20% of the residential floor space will be for below-market rental units, with commercial space on the ground floor and second level. A floor space ratio (FSR) of 8.0 and a height of 77.8 m (255 ft.), with additional height for rooftop amenity and mechanical appurtenance spaces, are proposed.

### B. CD-1 Rezoning: 1190 West 10th Avenue

To rezone 1190 West 10th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, with 172 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 6.8 and a height of 66.6 m (218 ft.), with additional height for rooftop amenity space, are proposed.



### C. CD-1 Rezoning: 1245-1265 West 10th Avenue

To rezone 1245-1265 West 10th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building with 164 rental units. A floor space ratio (FSR) of 6.50 and a height of 62.1 m (204 ft.), with additional height for rooftop amenity space, 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 January 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](https://twitter.com/VanCityClerk) Live stream: [vancouver.ca/council-video](https://vancouver.ca/council-video)

#### REVIEW DRAFT BY-LAWS STARTING FRIDAY, JANUARY 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)**