

Public Hearing: July 25, 2024

Thursday, July 25, 2024, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at City Hall, 453 West 12th Avenue, Vancouver, BC.

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

1. Rezoning: 4569 Oak Street

To rezone 4569 Oak Street from R1-1 (Residential) District to RM-8AN (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20.

2. CD-1 Rezoning: 998 East 19th Avenue

To rezone 998 East 19th Avenue from RM-1 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with a church on the ground floor and 105 social housing units. A floor space ratio (FSR) of 2.95 and a height of 22.3 m (73 ft.) are proposed.

3. CD-1 (82) Text Amendment: 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way

To amend CD-1 (82) (Comprehensive Development) District for 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way, to add multiple dwelling use and to increase the permitted heights to allow for a 13-storey community care facility and rental residential building(s) up to 14-storeys. No increase in density is proposed.

4. CD-1 Rezoning: 800 Commercial Drive

To rezone 800 Commercial Drive from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 15-storey mixed use building, with commercial on the ground floor and 93 social housing units. A floor space ratio (FSR) of 8.19 and a height of 50.1 m (164 ft.) are proposed.

5. CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street

To rezone 2096 West Broadway and 2560-2576 Arbutus Street from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 30-storey mixed-use building, with 260 rental units, of which 20% would be secured at below-market rents, and commercial uses. A floor space ratio (FSR) of 11.3 and a height of 90.8 m (298 ft.) are proposed.

6. 2024 Annual Inflationary Rate Adjustments to Density Bonus Contributions

To amend the Zoning and Development By-law to adopt an inflationary rate adjustment to Density Bonus Contributions and deferring the 2024 inflationary adjustment to 2025.

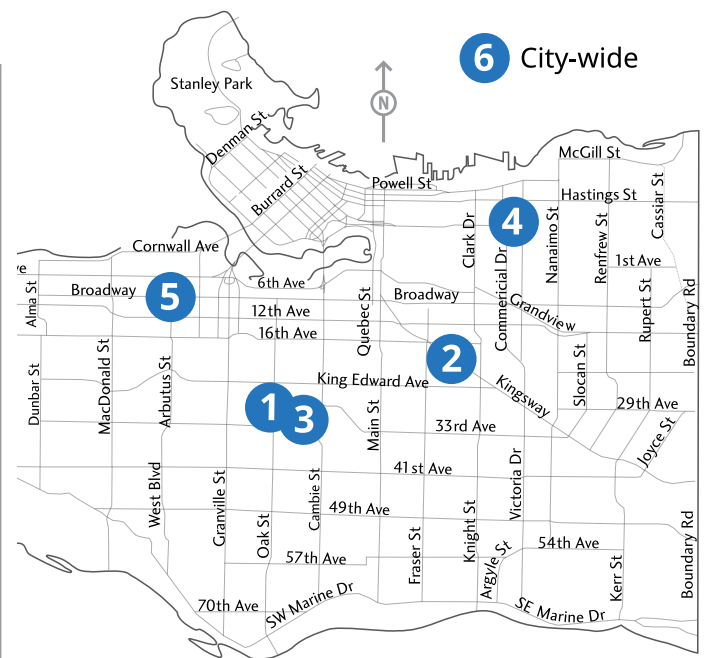
FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT shapeyourcity.ca/rezoning AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

Public Hearings are 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 July 12, 2024.

- 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.



- You can also register in person on the day of the Public Hearing, between 5:30 and 6 pm at City Hall; for more information, visit 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.

Send your comments to Council online at vancouver.ca/public-hearing-comments, by email at 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 by following [@VanCityClerk](https://twitter.com/VanCityClerk) on X (formerly Twitter). Watch the meeting live at 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 3rd Floor of City Hall from Friday, July 12, 2024 until the Public Hearing commences, and for viewing at all times on the meeting agenda starting July 12, 2024 at 1 pm. See the agenda on the City's website at 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.

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings