

## Public Hearing: March 11, 2025

Tuesday, March 11, 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. Regulatory Changes Toward 3-3-3-1 Permitting Targets

To amend the Zoning and Development By-law and other consequential amendments to the Parking By-law, the Subdivision By-law, Sign By-law, the Street and Traffic By-law and various land use documents to implement the recommended regulatory changes to advance 3-3-3-1 permitting targets directed by Council in July 2024.

### 2. Rezoning: 4471-4485 Fraser Street and 691 East 29th Avenue

To rezone 4471-4485 Fraser Street and 691 East 29th Avenue from RT-2 (Residential) District to RR-3A (Residential Rental) District, to permit the development of a four-storey mixed-use rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 2.40 is proposed.

### 3. CD-1 Rezoning: 4910-4950 Willow Street

To rezone 4910-4950 Willow Street from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 14-storey institutional building, with 75 units for temporary accommodation for medical care. A floor space ratio (FSR) of 3.78 and a height of 55.8 metres (183 feet) are proposed.

### 4. CD-1 (836) Text Amendment: 1075 Nelson Street (formerly 1059-1083 Nelson Street)

To amend CD-1 (Comprehensive Development) District (836) to permit the conversion of floor area originally intended for social housing into market rental housing. The social housing obligation of the project will be met through a cash-in-lieu payment, which will be used to deliver off-site social housing. The amendment would also allow for balconies on the building's east and west elevations to be enclosed and excluded from the floor space ratio (FSR) calculations, for the purpose of meeting Passive House standards.

## Public Hearing: March 13, 2025

Thursday, March 13, 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: 396 East 2nd Avenue

To rezone 396 East 2nd Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey rental building containing 273 units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.4 and a height 65.9 metres (216 feet), with an additional partial storey for a rooftop amenity space are proposed.

### B. CD-1 Rezoning: 2111 Main Street

To rezone 2111 Main Street from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 22- and 24-storey mixed-use building containing 446 rental units, of which 20% of the residential floor area for below-market rental units, with commercial space on the ground floor and a turnkey, cultural amenity space. A floor space ratio (FSR) of 10.05 and a height of 70.4 metres (231 feet), with additional height for rooftop amenity space, are proposed.

### C. CD-1 Rezoning: 1045 West 14th Avenue

To rezone 1045 West 14th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building, containing 202 rental units of which 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.95 and a height of 60.4 metre (198 feet), with additional height for rooftop amenity space, are proposed.

### D. CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street

To rezone 648-680 East Broadway and 2505 Fraser Street from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building, with 137 strata-residential units, of which 20% of the residential floor area for social housing delivered turnkey to the City and commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and a height of 59.0 metres (194 feet), with additional height for rooftop amenity space, are proposed.

### E. CD-1 Rezoning: 2950 Prince Edward Street

To rezone 2950 Prince Edward Street from C-2 (Commercial) and RM-4 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use building with towers of 32 storeys and 25 storeys, containing 542 rental units, of which 20% of the residential floor area for below-market rental units, a 37-space private child day care facility, and ground floor commercial space. A floor space ratio (FSR) of 8.50 and a maximum height of 100.6 metres (330 feet), 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 February 28, 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, FEBRUARY 28, 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)