

## Public Hearing: April 15, 2025

Tuesday, April 15, 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. Jericho Lands Official Development Plan

To adopt the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan (ODP). The ODP is intended to complement the ʔəyalməxw/Iyálməxw/Jericho Lands Policy Statement and establish requirements for permitted floor areas, land uses, housing tenures, public amenities, and development phasing in a by-law.

### 2. CD-1 Rezoning: 1551-1581 West 7th Avenue

To rezone 1551-1581 West 7th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre. A floor space ratio (FSR) of 8.0 and a height of 69.5 metres (228 feet) are proposed.



## Public Hearing: April 17, 2025

Thursday, April 17, 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 (25) Amendment: 3215 Macdonald Street

To amend CD-1 (25) (Comprehensive Development) District, to permit the development of a five-storey mixed-use building, with commercial space on the ground floor and 22 rental units. A floor space ratio (FSR) of 2.75 and a height of 16.8 metres (55 feet) are proposed.

### B. Rezoning: 1568 West 75th Avenue and 9123 Bentley Street

To rezone 1568 West 75th Avenue and 9123 Bentley Street from M-2 (Industrial) District to I-2 (Industrial) District to increase flexibility of use for building tenants and owners by allowing a wider range of office types, and a larger proportion of the building available to office uses. No form of development changes to the building are proposed.

### C. CD-1 Rezoning: 2225 West 8th Avenue

To rezone 2225 West 8th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, containing 231 rental units, with at least 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.80 and a height of 75 metres (246 feet), with additional height for rooftop amenity space, are proposed.

### D. CD-1 Rezoning: 461-479 East 16th Avenue

To rezone 461-479 East 16th Avenue from RM-4N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building with 211 rental units, 20% of the floor area for below-market rental units and commercial space on the ground floor. A floor space ratio (FSR) of 8.0 and a height of 64 metres (210 feet), with additional height for rooftop amenity space, are proposed.

### E. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

To rezone 816-860 West 13th Avenue and 2915-2925 Willow Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of two 21-storey mixed-use buildings, with 354 rental units, of which 20% of the residential floor area will be for below-market rental units, and a private 49-space childcare facility. A floor space ratio (FSR) of 7.4 and a height of 66.6 metres (219 feet), with additional height for rooftop amenity space, are proposed.

### F. CD-1 Rezoning: 121-129 West 11th Avenue

To rezone 121-129 West 11th Avenue from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area is for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 5.80 and a height of 59.0 metres (194 feet) 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 April 4, 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

Live stream: [vancouver.ca/council-video](https://vancouver.ca/council-video)

#### REVIEW DRAFT BY-LAWS STARTING FRIDAY, APRIL 4, 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)