

Public Hearing: December 12, 2023



Tuesday, December 12, 2023, 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. Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law

To amend the I-2 District Schedule and Section 2 Definitions of the Zoning and Development By-law to support the implementation of the Vancouver Plan and the City's Employment Lands and Economy Review. The amendments seek to:

- Improve flexibility and modernize permitted uses;
- Remove barriers and encourage the provision of artist studio - Class B to provide more opportunities for artists in industrial areas; and
- Align regulations, remove outdated clauses and correct unintended errors.

2. Rezoning: 692 West 30th Avenue

To rezone 692 West 30th 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: 688 West 29th Avenue

To rezone 688 West 29th 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.

4. CD-1 Rezoning: 4711-4787 Cambie Street

To rezone 4711-4787 Cambie Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey, strata-titled residential buildings. A floor space ratio (FSR) of 2.65 and a height of 23.6 m (77.4 ft.) are proposed.

5. CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th Avenue

To rezone 8120-8168 Lord Street and 540 West 65th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings consisting of 146 secured-market rental units, of which five units would be below-market rental. A floor space ratio (FSR) of 2.88 and a height of 20.7 m (68 ft.) with additional height for a rooftop amenity and mechanical appurtenances are proposed.

Public Hearing: December 14, 2023



Thursday, December 14, 2023, at 1 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:

A. Rezoning: 2231-2247 East 41st Avenue

To rezone 2231-2247 East 41st Avenue from R1-1 (Residential Inclusive) District to RR2B (Residential Rental) to permit the development of a five-storey rental building. A floor space ratio (FSR) of 2.20 and height of 16.8 m (55 ft.) are proposed.

B. Rezoning: 6470 Larch Street

To rezone 6470 Larch Street from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey secured market rental building. A floor space ratio (FSR) of 2.20 and height of 16.8 m (55 ft.) are proposed.

C. CD-1 Rezoning: 4330-4408 Arbutus Street and 2092 Nanton Avenue

To rezone 4330-4408 Arbutus Street and 2092 Nanton Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, 162-unit Community Care Facility. A floor space ratio (FSR) of 3.87 and a height of 27.5 m (90 ft.) with additional height for a rooftop amenity are proposed.

D. CD-1 Rezoning: 848 Seymour Street

To rezone 848 Seymour Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 30-storey hotel. A floor space ratio (FSR) of 17.67 and a height of 97.7 m (321 ft.) are proposed.

E. CD-1 Rezoning: 1710-1730 East Pender Street

To rezone 1710-1730 East Pender Street from RM-4 and RM-4N (Residential) Districts to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 191 social housing units, including six live-work units, and ground floor commercial space. A floor space ratio (FSR) of 5.58 and a height of 60.8 m (199 ft.) with additional height for a rooftop amenity space are proposed.

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 May 6, 2023.

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 12:30 and 1 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 in-phone 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 on the meeting at vancouver.ca/speaker-wait-times or follow **Twitter @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 Third Floor of City Hall from Friday, May 6, 2023 until the Public Hearing commences, and for viewing at all times on the meeting agenda starting May 6, 2023 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

