

## Public Hearing: February 25, 2025

Tuesday, February 25, 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. CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)

To rezone 282 West 49th Avenue from CD-1 (103) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, to permit the redevelopment of the existing Langara Family YMCA recreational facility to a mixed-use development with three buildings at heights of 8, 33, and 37 storeys, containing 88 social housing units, 308 secured rental units, and 269 strata-titled residential units, with a community centre facility and associated childcare, and ground floor commercial space. A floor space ratio (FSR) of 6.66 and a building height of 119 metres (390 feet), with additional height for amenity space or mechanical appurtenances, are proposed.

### 2. Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents

To amend the Zoning and Development By-law and various other by-laws and land use documents. The proposed amendments would achieve the intent of the by-laws and land use documents and improve administration.

### 3. Rezoning: 767-791 West 28th Avenue

To rezone 767-791 West 28th 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. Rezoning: 8366-8380 Beatrice Street

To rezone 8366-8380 Beatrice Street from R1-1 (Residential Inclusive) District to RR-2A (Residential Rental) District, to permit the development of a four-storey residential rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 1.75 is proposed.

### 5. CD-1 Rezoning: 4545-4575 West 10th Avenue

To rezone 4545-4575 West 10th Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with two towers (19 and 21 storeys) and two six-storey residential buildings, containing 571 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor, including a grocery store. A floor space ratio (FSR) of 3.92 and a height of 68.3 metres (224 feet), with additional height for rooftop amenity space, are proposed.

## Public Hearing: February 27, 2025

Thursday, February 27, 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: 1171 West 12th Avenue

To rezone 1171 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey residential building, containing 111 rental housing units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.52 and a height of 55 metres (180 feet), with additional height for rooftop amenity space, are proposed.

### B. CD-1 Rezoning: 2535 Carolina Street and 557-569 East 10th Avenue

To rezone 2535 Carolina Street and 557-569 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 150 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 5.8 and a height of 54.0 metres (177 feet), with additional height for rooftop amenity space, are proposed.

### C. CD-1 Rezoning: 43-95 East 3rd Avenue

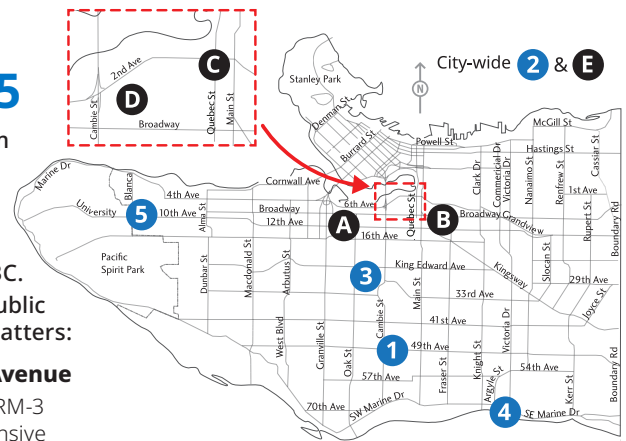
To rezone 43-95 East 3rd Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey mixed-use building containing industrial and office uses with commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and a height of 41.4 metres (136 feet), with additional height for rooftop amenity space, are proposed.

### D. CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street

To rezone 210-220 West 6th Avenue and 2224 Alberta Street from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the retention of a Vancouver Heritage Register listed building (Alma Court), and the development of a 10-storey mixed-use building, with industrial, office, and retail uses. A floor space ratio (FSR) of 6.60 and a height of 46.1 metres (151 feet), with additional height for rooftop amenity space and mechanical appurtenances, are proposed.

### E. Minor Industrial Zoning Amendments

To amend the Zoning and Development By-law to advance the directions of the City's Employment Lands and Economy Review and to modernize and standardize industrial zoning regulations across the Mount Pleasant Industrial Area's District Schedules.



FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT [shapemyourcity.ca/](https://shapemyourcity.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 14, 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 14, 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)