

# CITY OF VANCOUVER: PUBLIC HEARINGS

## Public Hearing: February 27, 2024

Tuesday, February 27, 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. Tools and Incentives to Encourage Mass Timber Construction

To amend Section 10 of the Zoning and Development By-law and to propose a rezoning policy to accelerate mass timber construction in new buildings taller than six storeys. The changes seek to: increase height and density for mass timber in rezoning applications and provide extra height in district schedule areas.

### 2. CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street

To rezone 1002-1052 Seymour Street and 550 Nelson Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to change 12,548.7 square metres (135,073 square feet) of residential floor area to commercial floor area resulting in an increase of floor space ratio (FSR) from 5.5 to 6.17. No form of development changes to the building are proposed.

### 3. CD-1 Rezonings: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue

To rezone two, non-contiguous sites 5392-5472 Manson Street (referred to as the "Manson Street site") and 5250-5270 Ash Street and 595 West 37th Avenue (referred to as the "Ash Street site") from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two 18-storey buildings with 248 strata-titled residential units on the Manson Street site and a six-storey residential building with approximately 77 social housing units on the Ash Street site. A floor space ratio (FSR) of 5.62 and a height of 59.9 metres (197 feet) (Manson Street site) and a FSR of 3.10 and a height of 21.5 metres (71 feet) (Ash Street site) with additional height for a rooftop amenity or mechanical appurtenances, are proposed.

## Public Hearing: February 29, 2024

Thursday, February 29, 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:

### A. Rezoning: 2726-2734 West 16th Avenue

To rezone 2726-2734 West 16th Avenue from RT-2 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey rental building. A floor space ratio (FSR) of 2.40 and height of 16.8 metres (55 feet) are proposed.

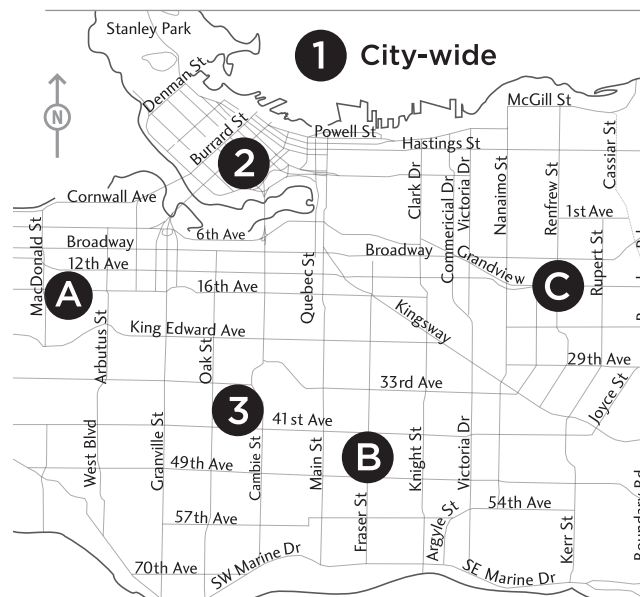
### B. CD-1 Rezoning: 6095 Fraser Street

To rezone 6095 Fraser Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey, mixed-use building, with two-storeys of commercial and 36 secured rental units. A floor space ratio (FSR) of 4.0 and a height of 24.7 metres (81 feet) are proposed, with additional height for a rooftop amenity.

### C. CD-1 Rezoning: 2928-2930 Renfrew Street

To rezone 2928-2930 Renfrew Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey residential building, with 76 social housing units. A floor space ratio (FSR) of 4.5 and a height of 49.0 metres (161 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 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 February 16, 2024. 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.

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](https://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](https://vancouver.ca/publichearings).

Send your comments to Council online at [vancouver.ca/public-hearing-comments](https://vancouver.ca/public-hearing-comments), by email at [speaker.request@vancouver.ca](mailto: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](https://vancouver.ca/speaker-wait-times) or follow [@VanCityClerk](https://twitter.com/VanCityClerk) on X (formerly Twitter).

Watch the meeting live at [vancouver.ca/council-video](https://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, February 16, 2024 until the Public Hearing commences, and for viewing at all times on the meeting agenda starting February 16, 2024 at 1 pm. See the agenda on the City's website at [vancouver.ca/councilmeetings](https://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](https://covapp.vancouver.ca/councilMeetingPublic).

**FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK:**  
[vancouver.ca/publichearings](https://vancouver.ca/publichearings)

