

Public Hearing: June 17, 2025

Tuesday, June 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:

1. CD-1 (887) Text amendment: 675 Pacific Street

To amend Sub-area C of CD-1 (887) to (a) increase the floor area dedicated to social housing by 2,736 square metres (29,450 square feet), (b) increase the building height for appurtenances by 1.3 metres (4 feet), and (c) to modify the form of development from two towers into one tower.

2. CD-1 Rezoning: 469-483 East 10th Avenue

To rezone 469-483 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey residential building containing 138 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.5 and a height of 56.2 metres (184 feet) with additional height for rooftop amenity space, are proposed.

3. CD-1 Rezoning: 1665-1685 West 11th Avenue

To rezone 1665-1685 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 190 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 65.2 metres (214 feet), with additional height for rooftop amenity space, are proposed.

4. CD-1 Rezoning: 2267-2275 West 7th Avenue

To rezone 2267-2275 West 7th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 190 rental units, with 20% of the residential floor area for below market rental units. A floor space ratio (FSR) of 6.5 and a height of 63 metres (207 feet), with additional height for rooftop amenity space, are proposed.

Public Hearing: June 19, 2025

Thursday, June 19, 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: 1270-1290 West 11th Avenue

To rezone 1270-1290 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey mixed-use building containing 155 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 6.8 and a height of 58.2 metres (191 feet), with additional height for rooftop amenity space, are proposed.

B. CD-1 Rezoning: 325 East 6th Avenue

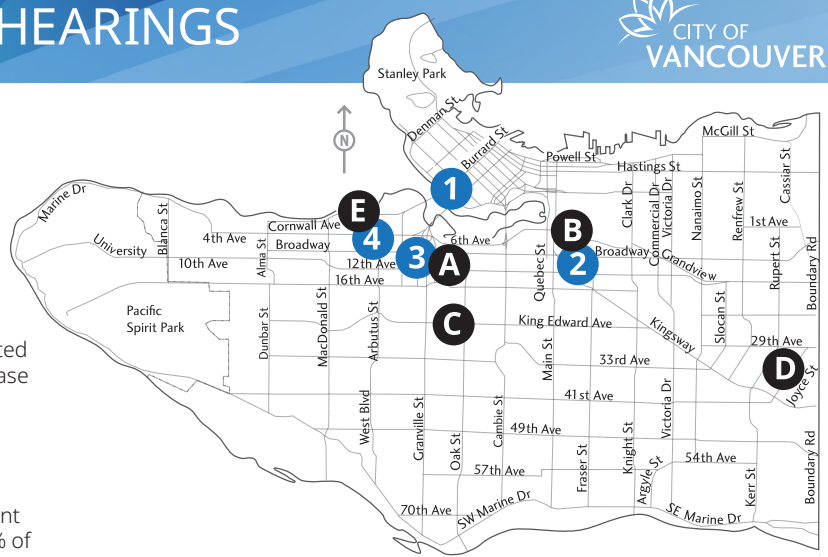
To rezone 325 East 6th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 109 strata-titled units, with 20% of the residential floor area for social housing. A floor space ratio (FSR) of 6.0 and a building height of 61.0 metres (200 feet), with additional height for rooftop amenity space, are proposed.

C. CD-1 Rezoning: 1110-1160 West King Edward Avenue

To rezone 1110-1160 West King Edward Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six storey Community Care Facility – Class B containing 169 care facility units. A floor space ratio (FSR) of 3.4 and a height of 28 metres (91.9 feet), are proposed.

D. CD-1 Rezoning: 4975-4997 Joyce Street

To rezone 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey, mixed-use building containing 408 rental units, with 10% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 18.9 and a height of 127.2 metres (417 feet), with additional height for rooftop amenity space, are proposed.



E. CD-1 Rezoning: 2158-2170 West 1st Avenue

To rezone 2158-2170 West 1st Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 185 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 6.8 and a height of 64.7 metres (212 feet), with additional height for 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 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 June 6, 2025, at 8:30 am.

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.

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
- Email: 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

Review draft by-laws starting Friday, June 6, 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 (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

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings