

Public Hearing: September 24, 2024

Tuesday, September 24, 2024, 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. Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street

To rezone 4708-4742 Joyce Street and 3604 Tanner Street from R1-1 (Residential Inclusive) District to RR-2C (Residential Rental) District to permit the development of a six-storey residential rental building, where 20 per cent of the residential floor area will be secured as below-market rental. A floor space ratio (FSR) of 2.70 and a height of 19.8 metres (65 feet) are proposed.

2. CD-1 Rezoning: 5630-5678 Heather Street

To rezone 5630-5678 Heather Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to permit the development of an 18-storey mixed-use rental building containing 184 units, where 20 per cent of the residential floor area will be secured as below-market rental, and ground-floor commercial space. A floor space ratio (FSR) of 5.74 and a height of 55.7 metres (183 feet), with additional height for rooftop amenity space, are proposed.

3. CD-1 Rezoning: 975 West 57th Avenue

To rezone 975 West 57th Avenue from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential strata building with 143 units and a six-storey mixed-use rental building with 47 units and a 37-space childcare facility. A floor space ratio (FSR) of 3.14 and heights of 22.7 metres (75 feet) and 59.4 metres (195 feet), with additional height for rooftop amenity spaces, are proposed.

4. Modernizing Home-Based Business Regulations

To amend the Zoning and Development By-law to modernize the City's home-based business regulations. This supports the implementation of the Vancouver Plan and the City's Employment Lands and Economy Review. The amendments seek to improve flexibility for small businesses by allowing a limited number of employees and customers into residences for the purpose of conducting business.

5. Short Term Rental Regulations

To amend the Zoning and Development By-law to alter the definition of "Short Term Rental Accommodation" to be a "temporary accommodation for any period less than 90 consecutive days" to align with provincial legislation.

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 September 13, 2024, 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](https://twitter.com/VanCityClerk)

Live stream: vancouver.ca/council-video

REVIEW DRAFT BY-LAWS STARTING FRIDAY, SEPTEMBER 13, 2024:

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