

Public Hearing: November 27, 2025

Thursday, November 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:



1. Vancouver's Social Housing Initiative

Zoning and Development By-law Amendments:

To amend the Zoning and Development By-law to add a new relaxation and associated regulations to permit new social housing, which includes non-profit, co-operative, and government-owned social, supportive and co-operative housing to be built under a development permit application. If the proposed amendments are enacted, no further Zoning and Development By-law amendments would be necessary to enable these projects. The City also proposes a new rezoning policy to enable consideration of social housing proposals which do not fit into the standard zoning. The Map below sets out the lands subject to the amendments.

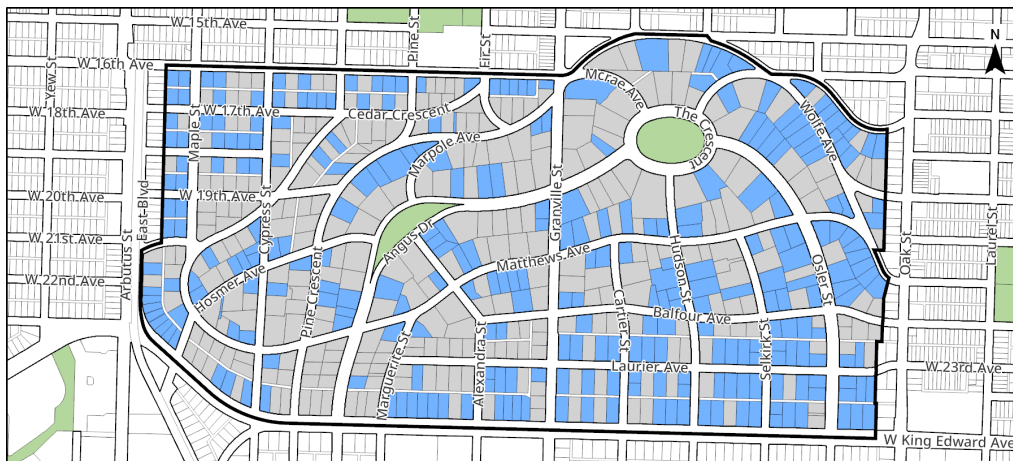
Heritage Conservation Area Official Development Plan Amendments:

Amendments to the Heritage Conservation Area Official Development Plan (HCA ODP), including the First Shaughnessy Heritage Conservation Area Design Guidelines are proposed to enable and provide guidance for consideration of social housing rezoning proposals on all sites that do not contain protected heritage property. The Map below sets out the lands subject to the amendments.

FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT shapeyourcity.ca/social-housing 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 November 14, 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.

Heritage Conservation Area Official Development Plan Amendments Map



- First Shaughnessy Heritage Conservation Area
- Properties affected by the proposed amendments to the HCA ODP
- Protected heritage properties, not affected by the proposed amendments to the HCA ODP

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. 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, NOVEMBER 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 (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

Zoning & Development By-law Amendments Map

- A: low-rise social housing buildings up to 23.0 m in height (~6 storeys)
- B: high-rise and low-rise social housing buildings up to 66.0 m (~20 storeys)
- C: low-rise social housing building with required ground-floor non-residential space
- D: high-rise and low-rise social housing buildings with required ground-floor non-residential space

* If the proposed zoning by-law amendments are enacted social housing developments will be enabled within the areas marked A, B, C and D on the map. Social housing developments will not be enabled by the proposed amendments in the follow areas: parks, cemeteries, public schools, hospitals, community centres, policy statement areas, Industrial districts without residential uses, and select sites with auto repair, service station, dry cleaners, and other potentially site-contaminating uses. In addition, lands designated in the Regional Context Statement as Industrial, Mixed Employment, Agricultural, or Conservation and Recreation are generally not intended for residential development, except where limited residential uses are permitted under specific Metro 2050 policies for Employment Lands near rapid transit. Further, social housing development will not be enabled in following Comprehensive Development districts: CD-1 (16), CD-1 (26), CD-1 (30), CD-1 (58), CD-1 (68), CD-1 (136), CD-1 (148), CD-1 (210), CD-1 (305), CD-1 (314), CD-1 (420), and CD-1 (637). All of the areas that are not affected by the proposed zoning by-law amendments are marked as white.

* For further details refer to the information within the referral report linked on shapeyourcity.ca/social-housing

