



## PUBLIC HEARING MINUTES

FEBRUARY 25, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, February 25, 2025, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:**

Mayor Ken Sim  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:**

Councillor Rebecca Bligh (Leave of Absence – Personal Reasons)

**CITY CLERK'S OFFICE:**

Tina Penney, Deputy City Clerk  
Cassia Nasralla, Meeting Coordinator

### WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

#### 1. **CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)**

An application by Musqueam Capital Corp. was considered as follows:

Summary: 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 m (390 ft.), with additional height for amenity space or mechanical appurtenances, are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- two pieces of correspondence in support of the application;
- 23 pieces of correspondence in opposition to the application; and
- eight pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability, along with representatives from the Musqueam Capital Corporation, provided a presentation and responded to questions.

### **Applicant Comments**

The applicant team provided a presentation and responded to questions.

### **Speakers**

The Mayor called three times for speakers for and against the application.

The following spoke in support of the application:

- Vivian Mearns Notaro

The following spoke in opposition of the application:

- Cynthia Phan
- Sarah Macleod
- Dr. Ann Dewar

The following provided general comments on the application:

- Tommy Yee

The speakers list and receipt of public comments closed at 7:20 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability responded to additional questions.

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

- A. THAT the application by Musqueam Capital Corp., on behalf of YMCA BC Properties Foundation, the registered owner of the lands located at 282 West 49th Avenue [*PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033*], to rezone the lands from CD-1 (103) By-law to a new CD-1 (Comprehensive Development) District to permit a mixed-use development with a total floor area of 53,928 sq. m (580,472 sq. ft.); building heights of 8, 33 and 37 storeys; and residential, retail, service, institutional and cultural and recreational uses, generally as presented in the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received September 9, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement(s) described in Part 2 of Appendix B of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT subject to the enactment of proposed new CD-1 By-law, CD-1 (103) be amended to remove 282 West 49th Avenue generally as set out in Appendix C of

the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)";

FURTHER THAT the draft CD-1 (103) by-law amendments, prepared for the Public Hearing in accordance with Appendix C of the above-noted report, be approved in principle.

- F. THAT A through E above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No.10532)  
(Councillor Meiszner abstained from the vote)

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

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To amend the Zoning and Development By-law and various other by-laws and land use documents to achieve the intent of the by-laws and land use documents and improve administration.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- two pieces of correspondence in support of the application;
- one piece of correspondence in opposition to the application; and
- one piece of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

None.

### **Applicant Comments**

None.

### **Speakers**

The Mayor called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 7:47 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to correct errors and omissions, update wording to align with writing standards and to clarify the intent of regulations, generally as presented in Appendix A of the Referral Report dated January 6, 2025, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, the application to amend the False Creek Official and Area Development Plan to update Parking Provisions to remove references to outdated parking requirements to align with the Parking By-law, generally as presented in Appendix B of the Referral Report dated January 6, 2025, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the False Creek Official and Area Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT Council approve, in principle, the application to amend the Southeast Granville Slopes Official Development Plan to update 6.4 Off-Street Parking and Loading to remove outdated section references to align with the Parking By-law, generally as presented in Appendix C of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Southeast Granville Slopes Official Development Plan generally in accordance with Appendix C of the above-noted report.

- D. THAT Council approve, in principle, the application to amend the Parking By-law to remove a map from Section 4 and replace it with a reference in Section 2 to the correct map in the Downtown-Eastside/Oppenheimer Official Development Plan, generally as presented in Appendix D of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Parking By-law generally in accordance with Appendix D of the above-noted report.

- E. THAT at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to various land use documents to correct errors, omissions and references, align with writing standards, clarify the intent of guidelines and remove references to outdated parking and loading requirements to align with the Parking By-law, generally as presented in Appendix F of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”.

CARRIED UNANIMOUSLY (Vote No. 10533)

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

An application by Forme Development was considered as follows:

Summary: 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.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

### **Staff Opening Comments**

None.

### **Applicant Comments**

The applicant responded to questions.

### **Speakers**

The Mayor called three times for speakers for and against the application and Sarah Macleod provided general comments on the application.

The speakers list and receipt of public comments closed at 8:02 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

- A. THAT the application by Forme Development, on behalf of:
  - Penako Holdings Ltd., the registered owner of 767 West 28th Avenue [PID 010-721-134; Lot 14 Block 718 District Lot 526 Plan 7090]; and

- Petar Joseph Kokan, the registered owner of 777-791 West 28th Avenue [Lots 15 and 16 Block 718 District Lot 526 Plan 7090; PIDs 010-721-142 and 010-721-169 respectively];

to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated January 7, 2025, entitled "Rezoning: 767-791 West 28th Avenue", be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "Rezoning: 767-791 West 28th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10534)

#### **4. Rezoning: 8366-8380 Beatrice Street**

An application by Stuart Howard Architects was considered as follows:

Summary: 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.



The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- one piece of correspondence in support of the application;
- one piece of correspondence in opposition to the application.

### **Staff Opening Comments**

None.

### **Applicant Comments**

None.

### **Speakers**

The Mayor called three times for speakers for and against the application and Nina Halliday-Thompson spoke in support of the application.

The speakers list and receipt of public comments closed at 8:17 pm.

### **Applicant Closing Comments**

The applicant provided responses to questions from public speakers.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

- A. THAT the application, by Stuart Howard Architects on behalf of:

- 1406429 B.C. LTD.<sup>1</sup>, the registered owner of 8366 Beatrice Street [PID 013-330-012; Lot 8, Except Part in Explanatory Plan 4829, Block K District Lot 328 Plan 2917]; and
- Deepak Azad Chodha and Punam Chodha, the registered owners of 8380 Beatrice Street [PID 013-330-021; Lot 9, Except the East 10 Feet now Lane, Block K District Lot 328 Plan 2917];

to rezone the lands from R1-1 (Residential inclusive) District to RR-2A (Residential Rental) District, generally as presented in the Referral Report dated January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice Street", be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

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<sup>1</sup> Beneficially owned and controlled by Deepak Azad Choda and Punam Choda.

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10535)

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

An application by BentallGreenOak (Canada) LP was considered as follows:

Summary: 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 m (224 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 403 pieces of correspondence in support of the application;
- 102 pieces of correspondence in opposition to the application; and
- 14 pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions.

### **Applicant Comments**

The applicant team provided a presentation and responded to questions.

### **Speakers**

The Mayor called three times for speakers for and against the application.

The following spoke in support of the application:

- Russil Wvong
- Catherine McCauley
- Fraser Blanchflower
- Henry McQueen
- Jack Rowden
- Daniel Anene Akosa
- Zach Severyn
- Dan Holloway
- Pia Montes
- Eric Freiboth
- Brandan Price
- Winki Tam
- Kyle Vinson
- Kristina Egyed
- Peter Dowdy
- Taylor Westermarck Curran
- Rebecca Hartley
- Drishti Khatwani
- Kavie Toor
- Devon Hussack
- Jaimaan Singh Monga

The following spoke in opposition of the application:

- Jean Baird
- Christina DeMarco
- Jeannette Hlavach
- Gladys Loewen
- Joan Jaccard

The following provided general comments on the application:

- Kenneth Hughes
- Karen Hunter
- Art Warburton
- Xinnan (Christine) Wang
- Domenic Sicoli
- Sarah Macleod

The speakers list and receipt of public comments closed at 10:51 pm.

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*During the hearing of speakers, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague*

*THAT Council extend the meeting past 10 pm to complete hearing from speakers on Item 5. CD-1 Rezoning: 4545-4575 West 10th Avenue, and refer closing comments, questions to staff following closing comments, debate, and decision to the Council meeting on March 11, 2025, as Unfinished Business.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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## **ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:52 pm.

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