



PUBLIC HEARING MINUTES

APRIL 15 AND 22, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, April 15, 2025, at 6:06 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Tuesday, April 22, 2025, at 3 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT: Councillor Lenny Zhou, Acting Mayor
Councillor Rebecca Bligh* (Leave of Absence – Civic Business – April 22, 2025)
Councillor Lisa Dominato
Councillor Pete Fry*
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Brian Montague* (Absent – April 22, 2025)
Councillor Sean Orr

ABSENT: Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Peter Meiszner (Leave of Absence – Personal Reasons)

CITY CLERK'S OFFICE: Kevin Burris, Manager, Civic Agencies
Tina Penney, Deputy City Clerk
Olivia Kam, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Acting 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 Acting 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. ʔəyálməxw/lýálməxw/Jericho Lands Official Development Plan

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

Summary: To adopt the ᑭᐃᑭᐃᑭᐃᑭᐃᑭᐃᑭ/Jericho Lands Official Development Plan (ODP). The ODP is intended to complement the ᑭᐃᑭᐃᑭᐃᑭᐃᑭᐃᑭ/Jericho Lands Policy Statement and establish requirements for permitted floor areas, land uses, housing tenures, public amenities, and development phasing in a by-law.

The General Manager, 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:

- 245 pieces of correspondence in support of the application;
- 269 pieces of correspondence in opposition to the application; and
- 17 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Leadership from the Musqueam, Squamish and Tsleil-Waututh Nations introduced the item.

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

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During questions to staff it was,

MOVED by Councillor Fry

SECONDED by Councillor Dominato

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.

CARRIED UNANIMOUSLY

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Applicant Comments

None.

Speakers

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

The following spoke in support of the application:

- Devon Hussack
- Chengyan Boon
- Rebecca Hartley
- Taylor Westermarck Curran
- Michael Wiebe
- Peter Dowdy
- Daniel Oleksiuk
- Michelle Spencer
- Alan Drinkwater
- Catherine Hodgson
- Liz H. Stewart
- Anthony Hodgson
- Richard Campbell
- Adam Summerfelt
- Haakon Koyote
- Stephen Anthony
- Declan Hodgins
- Matthew Devlin
- Stuart Smith
- Sam Jeong
- Owen Brady

The following spoke in opposition to the application:

- Brian Kladko
- Joan Jaccard
- C Stein
- Anna Holeton
- Susan Fisher
- Bill Tuekenab
- Eva Gersbach
- Wah Gee
- Noemi Gal-Or
- Shelley Craig
- Roberta Olenick
- Mark Battersby
- Diana Margaret Davidson
- Erica Weiss
- Annabel Kershaw
- Douglas Bruce
- Sheryl Webster
- Andrew Greig
- Leon Pedwerbeski
- Gerald (Gerry) McGuire

- Lewis N Villegas
- Stanley Lee
- Carol Volkart
- Lesley Stalker
- Elvira Lount
- Jean Shapiro
- Larry Benge
- Michael Stephen
- Barbara May
- Frank Heinzelmann
- Nicole Steinbrecher
- Kathryn Rozitis

The following provided general comments on the application:

- Robin Tavender
- Joan Rush
- Sarah MacLeod
- Dirk Brinkman

The speakers list and receipt of public comments closed on April 15, 2025, at 11:42 pm.

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During the hearing of speakers, it was

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

THAT Council extend the meeting past 10 pm in order to complete hearing from speakers on Item 1 and refer closing comments, questions to staff, debate and decision, as well as the remainder of the agenda to the reconvening Public Hearing on April 22, 2025, at 3 pm in the Council Chamber and by electronic means.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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On April 15, 2025, Council recessed at 11:43 pm, and reconvened on April 22, 2025, at 3 pm.

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Applicant Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments on behalf of the General Manager.

Staff Closing Comments

None.

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During debate on Item 1, Acting Mayor Zhou relinquished the Chair to Deputy Mayor Klassen in order to provide comments, and resumed the role of Chair once finished.

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Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, the ʔəyálməxw/lýálməxw/Jericho Lands Official Development Plan, generally as attached in Appendix A of the Referral Report dated February 25, 2025, entitled “ʔəy álməxw/lý álməxw/Jericho Lands Official Development Plan”, to regulate future rezoning applications and development of the Jericho Lands.

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

- B. THAT A 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 expenditures 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 any requirements pursuant to the Official Development Plan are at the sole 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. 10655)
(Councillors Bligh and Montague absent for the vote)

2. CD-1 Rezoning: 1551-1581 West 7th Avenue

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At this point in the meeting, Councillor Fry rose to declare a conflict of interest under Section 145.2(2) of the Vancouver Charter, on Item 2, citing personal relations with the architectural firm. Subsequently, Councillor Fry left the meeting and did not return.

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An application by Canderel West 7th Property Ltd. was considered as follows:

Summary: To rezone 1551-1581 West 7th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre. A floor space ratio (FSR) of 8.0 and a height of 69.5 m (228 ft.) are proposed.

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

Council also had before it a memorandum from the General Manager of Planning, Urban Design and Sustainability dated April 7, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue”, which noted corrections to section 7 of the proposed By-law amendments in Appendix A of the Referral Report dated February 25, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue”, to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

Council also had before it a memorandum from the General Manager of Planning, Urban Design and Sustainability dated April 22, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue – Conditions of Approval in Appendix B”, which noted amendments to Condition 2.6(l) of the Conditions of By-law Enactment as contained in Appendix B, Part 2 of the Referral Report dated February 25, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue”, to align with site limitations.

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:

- 46 pieces of correspondence in support of the application;
- 20 pieces of correspondence in opposition to the application; and
- three 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.

Staff also noted that all approvals in principle must be in accordance with the two yellow memos, the first dated April 7, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue”, and second dated April 22, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue – Conditions of Approval in Appendix B”.

Applicant Comments

The applicant team provided an introduction and responded to questions.

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During the hearing of speakers, it was

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

THAT Council extend the meeting past 5 pm to complete the remainder of the agenda.

*CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)
(Councillor Fry absent for the vote due to conflict of interest)*

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Speakers

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

The following spoke in support of the application:

- Ingrid Broussillon
- Cristiana Ripeanu
- Bronwyn Carradine
- Jon Kelly
- Celine Sauvage
- Magta Ochoa
- Ruofan Wang
- Sabrina Lau Textier
- Cory Haas

The following spoke in opposition to the application:

- Daniel Zwerdling-Rothschild
- Aref Amanat

- Stephen Bohus
- Sarah McLeod

The following provided general comments on the application:

- Vaughan Evans

The speakers list and receipt of public comments closed on April 22, 2025, at 5:25 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

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During questions to staff it was,

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.

CARRIED UNANIMOUSLY

(Councillors Bligh and Montague absent for the vote)

(Councillor Fry absent for the vote due to conflict of interest)

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MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT Council defer this matter to the Council meeting on May 20th and request staff to provide legal advice on questions raised prior to consideration of the matter.

amended

AMENDMENT MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the motion to defer above be struck and replaced with the following:

THAT Council defer this matter for debate and decision to the Standing Committee Council meeting on May 7th at 9:30 in Council Chambers as unfinished business to be conducted in person and by electronic means and

request staff to provide legal advice on questions raised prior to consideration of the matter.

CARRIED UNANIMOUSLY (Vote No. 10656)
(Councillors Bligh and Montague absent for the vote)
(Councillor Fry absent for the vote due to conflict of interest)
(Councillor Maloney abstained from the vote)

The amendment having carried unanimously, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10657), with Councillors Bligh and Montague absent for the vote, Councillor Fry absent for the vote due to conflict of interest, and Councillor Maloney abstaining from the vote.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh, Fry and Montague absent for the vote)

The Public Hearing adjourned on April 22, 2025, at 6:04 pm.

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