



PUBLIC HEARING MINUTES

APRIL 17 AND 23, 2025

A Public Hearing of the City of Vancouver was held on Thursday, April 17, 2025, at 6:03 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on April 23, 2025, at 3:03 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
on April 23, 2025)
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Sean Orr

ABSENT:

Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Peter Meiszner (Leave of Absence – Personal
Reasons)
Councillor Brian Montague (Leave of Absence – Personal
Reasons)

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Lesley Matthews, Acting Deputy City Clerk
Kevin Burris, Manager, Civic Agencies
Bonnie Kennett, Meeting Coordinator

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. CD-1 (25) Amendment: 3215 Macdonald Street

An application by Proscenium Architecture and Interiors Inc. was considered as follows:

Summary: To amend CD-1 (25), to permit the development of a five-storey mixed-use building, with commercial space on the ground floor and 22 rental units. A floor space ratio (FSR) of 2.75 and a height of 16.8 m (55 ft.) are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled “CD-1 (25) Amendment: 3215 Macdonald Street”, which noted corrections to section 6 of the proposed By-law amendments in Appendix A of the Referral Report dated February 25, 2025, entitled “CD-1 (25) Amendment: 3215 Macdonald Street”, to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

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:

- 4 pieces of correspondence in support of the application;
- 10 pieces of correspondence in opposition to the application; and
- 3 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 provided opening comments.

Speakers

The Acting Mayor called three times for speakers for and against the application and Bobbi-Jo Klingspon spoke in opposition to the application.

The speakers list and receipt of public comments closed at 6:36 pm.

Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Orr

- A. THAT the application by Proscenium Architecture and Interiors Inc., on behalf of Three Putt Investments (MacDonald) Ltd., the registered owner of the land located at 3215 Macdonald Street [PID 009-123-628; Lot G Block 5 District Lot 139 Plan 11218] to amend CD-1 (25) (Comprehensive Development) District By-law No. 4076 to increase the maximum floor space ratio (FSR) from 1.20 to 2.75 and the maximum building height to 16.8 m (55 ft.) to permit the development of a five-storey mixed-use building containing approximately 22 rental units with commercial space on the ground floor, generally as presented in the Referral Report dated February 25, 2025, entitled "CD-1 (25) Amendment: 3215 Macdonald Street", 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 section 6 of Appendix A of the above-noted report be amended and read as follows:

Access to Natural Light

6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture and Interiors Inc. received on December 21, 2023;

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 February 25, 2025, entitled "CD-1 (25) Amendment: 3215 Macdonald Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law 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 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; 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. 10652)

2. Rezoning: 1568 West 75th Avenue and 9123 Bentley Street

An application by Bentley 75 Land Holdings Ltd. was considered as follows:

Summary: To rezone 1568 West 75th Avenue and 9123 Bentley Street from M-2 (Industrial) District to I-2 (Industrial) District to increase flexibility of use for building tenants and owners by allowing a wider range of office types, and a larger proportion of the building available to office uses. No form of development changes to the building are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled "Rezoning: 1568 West 75th Avenue and 9123 Bentley Street", which noted that following referral of the above-noted item to Public Hearing on March 11, 2025, strata lot 19 sold to a new owner on March 13, 2025. The new owner, 1482582 B.C. Ltd, has provided the necessary letter of consent for this rezoning application.

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

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

Applicant Comments

The Applicant Team provided a presentation and responded to questions.

Speakers

The Acting 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 7:08 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application, by Bentley 75 Land Holdings Ltd.¹, on behalf of The Owners, Strata Plan EPS9796 and each of the registered owners of the strata lots in Strata Plan EPS9796 located at 1568 West 75th Avenue and 9123 Bentley Street as listed in Schedule 1 of the Referral Report dated February 25, 2025, entitled “Rezoning: 1568 West 75th Avenue and 9123 Bentley Street”, with corresponding Parcel Identifier (PID) and legal description, to rezone the lands from M-2 (Industrial) District to I-2 (Industrial) District, generally as presented in the same report, be approved in principle;

FURTHER THAT Schedule 1 of the above-noted report listing each of the registered owners of the strata lots in Strata Plan EPS9796 located at 1568 West 75th Avenue and 9123 Bentley Street be revised as follows:

SCHEDULE 1

Address	Owner(s)	PID	Legal Description
101-1568 W 75th Ave	Bentley 75 Land Holdings Ltd.	032-145-039	Strata Lot 1 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
102-1568 W 75th Ave	Jay Ellis Holdings Inc. & 1349 Holding Company Inc.	032-145-047	Strata Lot 2 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
103-1568 W 75th Ave	1402594 B.C. Ltd.	032-145-055	Strata Lot 3 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
104-1568 W 75th Ave	1402594 B.C. Ltd.	032-145-063	Strata Lot 4 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796

¹ A legal entity of Conwest Developments Ltd.

Address	Owner(s)	PID	Legal Description
105-1568 W 75th Ave	Sky & Star Enterprise Inc.	032-145-071	Strata Lot 5 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
106-1568 W 75th Ave	1398810 B.C. Ltd.	032-145-080	Strata Lot 6 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
107-1568 W 75th Ave	Greenpower Real Estate Inc.	032-145-098	Strata Lot 7 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
108-1568 W 75th Ave	Bentley 75 Land Holdings Ltd.	032-145-101	Strata Lot 8 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
109-1568 W 75th Ave	ZHR Investments Ltd.	032-145-110	Strata Lot 9 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
110-1568 W 75th Ave	1568 Holding Limited	032-145-128	Strata Lot 10 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
111-1568 W 75th Ave	Can-Link Development Ltd.	032-145-136	Strata Lot 11 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
112-9123 Bentley St	1349961 B.C. Ltd.	032-145-144	Strata Lot 12 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
113-9123 Bentley St	1373277 B.C. Ltd.	032-145-152	Strata Lot 13 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
114-9123 Bentley St	IHI Holdings Ltd.	032-145-161	Strata Lot 14 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
115-9123 Bentley St	1393814 B.C. Ltd.	032-145-179	Strata Lot 15 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
116-9123 Bentley St	Shirniv Enterprise Ltd.	032-145-187	Strata Lot 16 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
117-9123 Bentley St	Bold Properties Inc.	032-145-195	Strata Lot 17 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
118-9123 Bentley St	1493322 B.C. Ltd.	032-145-209	Strata Lot 18 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
119-9123 Bentley St	1482582 B.C. Ltd.	032-145-217	Strata Lot 19 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
120-9123 Bentley St	Hua Ding Holding Inc.	032-145-225	Strata Lot 20 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
310-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-233	Strata Lot 21 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
320-9123 Bentley St	JSNR Vancouver Institute of Art and Design Inc.	032-145-241	Strata Lot 22 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
330-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-250	Strata Lot 23 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
340-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-268	Strata Lot 24 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
350-9123 Bentley St	Skye Riverwork Holding Ltd.	032-145-276	Strata Lot 25 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
360-9123 Bentley St	LPE Technology Co. Ltd.	032-145-284	Strata Lot 26 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
370-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-292	Strata Lot 27 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
380-9123 Bentley St	Greenworks Holdings Ltd.	032-145-306	Strata Lot 28 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796

Address	Owner(s)	PID	Legal Description
390-9123 Bentley St	Fiducia Capital Ltd.	032-145-314	Strata Lot 29 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
410-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-322	Strata Lot 30 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
420-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-331	Strata Lot 31 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
430-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-349	Strata Lot 32 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
440-9123 Bentley St	992704 Ontario Limited & 2790602 Canada Inc.	032-145-357	Strata Lot 33 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
450-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-365	Strata Lot 34 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
460-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-373	Strata Lot 35 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
470-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-381	Strata Lot 36 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
480-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-390	Strata Lot 37 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
490-9123 Bentley St	Springdale Properties Ltd.	032-145-403	Strata Lot 38 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796

AND 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.

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; 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. 10653)

3. CD-1 Rezoning: 2225 West 8th Avenue

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 2225 West 8th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21storey mixed-use building, containing 231 rental units, with at least 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.80 and a height of 75 m (246 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled “CD-1 Rezoning: 2225 West 8th Avenue”, which noted corrections to section 8 of the proposed By-law amendments in Appendix A of the Referral Report dated February 25, 2025, entitled “CD-1 Rezoning: 2225 West 8th Avenue Street”, to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

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:

- 6 pieces of correspondence in support of the application;
- 11 pieces of correspondence in opposition to the application; and
- 4 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

The applicant team provided opening comments and responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Abigail Gumprich
- Stephen Bohus

The following provided general comments on the application:

- Glenn McCauley

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

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments and responded to questions.

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

- A. THAT the application by JTA Development Consultants on behalf of Gary Manor Holdings Ltd., the registered owner of the lands located at 2225 West 8th Avenue [*Lots 12 to 15 Block 303 District Lot 526 Plan 590; PIDs 015-214-168, 015-214-184, 015-214-206 and 015-214-214 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.80 and the maximum building height from 10.7 m (35 ft.) to 75 m (246 ft.) with additional height for the portion with rooftop amenity, to permit a 21-storey mixed-use building, containing 231 rental units with a minimum of 20% of the residential floor area for below-market rental units, with commercial space on the ground floor, generally as presented in the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th Avenue)", 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 section 8 of Appendix A of the above-noted report be amended and read as follows:

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received April 5, 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 described in Part 2 of Appendix B of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th Avenue)", the Director of Legal

Services be instructed to prepare the necessary Housing Agreement By-law 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 February 25, 2025, entitled “CD-1 Rezoning: 2225 West 8th Avenue)”, 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 February 25, 2025, entitled “CD-1 Rezoning: 2225 West 8th Avenue)”;

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 A to D 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. 10654)
(Councillor Orr abstained from the vote)

4. CD-1 Rezoning: 461-479 East 16th Avenue

An application by Fabric Living was considered as follows:

Summary: To rezone 461-479 East 16th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building with 211 rental units, 20% of the floor area for below-market rental units and commercial space on the ground floor. A floor space ratio (FSR) of 8.0 and a height of 64 m (210 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled “CD-1 Rezoning: 461-479 East 16th Avenue”, which noted corrections to section 8 of the proposed By-law amendments in Appendix A of the Referral Report dated February 25, 2025, entitled “CD-1 Rezoning: 461-479 East 16th Avenue”, to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025. The amendments to the Zoning and Development By-law also removed the acoustic report requirement from various district schedules and as a consequential amendment consolidate the district schedules with N in their title with their base district schedule.

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:

- 68 pieces of correspondence in support of the application; and
- 84 pieces of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The Applicant Team responded to questions.

Speakers

The Acting Mayor called three times for speakers for and against the application. The following spoke in support of the application:

- Jack Rowden
- Robert Kuchtovas
- Sophie Breen
- Dylan Elliot
- Pia Montes
- Eric Freiboth
- Cameron Fleming
- Jordan Kallman
- Dino Chand
- Jamie Davey
- Hiphan Khatib
- Daniel Holloway

The following spoke in opposition to the application:

- Andrew Neil Epstein
- Adele Armstrong
- Louise Pick
- Ashley Perry
- Chris Frederickson
- Tim Ly
- Ognjen Radoicic
- Carrie Wright
- Sara Moore
- Stanley Lee
- James Kitsul
- Peter Silin

The speakers list and receipt of public comments closed at 10:18 pm.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT per section 2.8 (c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete hearing from speakers on Item 4 and recess and reconvene the Public Hearing on April 23, 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 17, 2025, Council recessed at 10:19 pm and reconvened on April 23, 2025, at 3:03 pm.

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Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

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

* * * * *

During staff closing comments, it was

MOVED by Councillor Kirby-Yung

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 to staff.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

* * * * *

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

A. THAT the application by Fabric Living on behalf of:

- Main to Fraser Investments Inc., the registered owner of the lands located at 471 East 16th Avenue [PID 014-496-984; Lot 16 Block 99 District Lot 301 Plan 1652];
- Joan Jose Silvestre, Ana Maria Silvestre and Jovito Silvestre, the registered owners of the lands located at 461 East 16th Avenue [PID 003-883-825; Strata Lot 1 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1];
- Tieu Ha Truong, the registered owner of the lands located at 463 East 16th Avenue [PID 003-883-841; Strata Lot 2 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1];
- Wen Shao Huang, the registered owner of the lands located at 465 East 16th Avenue [PID 014-497-000; Lot 17 Block 99 District Lot 301 Plan 1652];
- Bertha Miriam Esquitin and Jose Ramon Teres-Flores, the registered owners of the lands located at 475 East 16th Avenue [PID 026-454-556; Strata Lot 1 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V];
- Gregory James Moodie and Megan Hollstedt, the registered owners of the lands located at 479 East 16th Avenue [PID 026-454-564; Strata Lot 2 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan

BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.45 to 8.0 and the building height from 10.7 m (35 ft.) to 64.0 m (210 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey mixed-use building with additional height for the portion with rooftop amenity, containing 211 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, generally as presented in the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue", 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 section 8 of Appendix A of the above-noted report be amended and read as follows:

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Franc Architecture received April 4, 2024, and revised January 22, 2025;

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 February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law 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 February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue";

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 A to D 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.

amended and referred

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Klassen

THAT condition of enactment 2.9 be added to Appendix B (Conditions of Approval) as follows:

Provision of or make arrangements for peer review(s) to the satisfaction of the City, of preliminary and final hydrogeological and geotechnical reports and shoring design provided by the developer's professionals, at the developer's cost, prior to rezoning enactment, development and building permit issuance.

Note to applicant:

Multiple iterations of peer review may be required, based on typical submittal reports and plans prior to rezoning, development permit and building permit.

CARRIED UNANIMOUSLY (Vote No. 10658)

* * * * *

At this point in the proceedings, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Klassen*

THAT Council refer this matter for debate and decision to the Standing Committee Council meeting on May 7th at 9:30 am 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.

withdrawn

*MOVED by Councillor Dominato
SECONDED by Councillor Klassen*

THAT the previous motion be withdrawn.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

Subsequently, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Klassen*

THAT Council request staff to provide legal advice on questions raised prior to consideration of Item 4;

FURTHER THAT Council refer debate and decision on Item 4 to the Council meeting following the Standing Committee on Policy and Strategic Priorities on May 7, 2025, at 9:30 am in the Council Chamber and by electronic means, as Unfinished Business.

CARRIED UNANIMOUSLY

* * * * *

5. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

An application by PC Urban (13th and Willow) Holdings Corp. was considered as follows:

Summary: To rezone 816-860 West 13th Avenue and 2915-2925 Willow Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of two 21-storey mixed-use buildings, with 354 rental units, of which 20% of the residential floor area will be for below-market rental units, and a private 49-space childcare facility. A floor space ratio (FSR) of 7.4 and a height of 66.6 m (219 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", which noted corrections to section 8 of the proposed By-law amendments in Appendix A of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

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:

- 68 pieces of correspondence in support of the application;
- 16 pieces of correspondence in opposition to the application; and
- 1 piece 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 opening comments and responded to questions.

Speakers

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT, under section 2.8 (b) of the Procedure By-law, Council extend the meeting past 5 pm in order to hear from speakers to this item and complete the agenda.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

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

The following spoke in support of the application:

- Bonnie Wilson, Director, Vancouver Coastal Health
- Peter Waldkirch
- Dianne Miller
- Denis Agar
- Devon Hussack
- Alison Silgado, CEO, Seniors Services Society of BC
- Joshua Burditt
- Brad Wong
- Rebecca Hartley
- Paul Dean, Vice President: Business Development & Real Estate, CEFA Early Learning

The following spoke in opposition to the application:

- Heather Kennedy
- Martha Alicia Blancarte
- Karen Konrad
- Sarah MacLeod

The speakers list and receipt of public comments closed at 5:45 pm.

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Council recessed at 5:46 pm and reconvened at 6:20 pm.

* * * * *

Applicant Closing Comments

The Applicant Team provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments.

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

- A. THAT the application by PC Urban (13th and Willow) Holdings Corp., on behalf of:
- Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*];
 - David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*];
 - Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*];
 - Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526*]

Strata Plan VR 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];

- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1]; and*
- Joyce Evelyne Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*

to rezone the above properties from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.45 to 7.4 and the maximum building height from 10.7 m (35 ft.) to 66.6 m (219 ft.) with additional height for the portion with rooftop amenity, to permit the development of two 21-storey mixed-use residential buildings containing 354 rental units, of which 20% of the residential floor area will be for

below-market rental units, and a private 49-space childcare facility generally as presented in the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", 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 section 8 of Appendix A of the above-noted report be amended and read as follows:

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franc Architecture Inc., received January 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 described in Part 2 of Appendix B of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law 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 February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", 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 February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street";

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 A to D 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. 10660)

6. CD-1 Rezoning: 121-129 West 11th Avenue

An application by HAVN Developments Ltd. was considered as follows:

Summary: To rezone 121-129 West 11th Avenue from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area is for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 5.80 and a height of 59.0 m (194 ft.) are proposed.

The General Manager, 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, Planning, Urban Design and Sustainability dated April 7, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", which noted corrections to section 8 of the proposed By-law amendments in Appendix A of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

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:

- 28 pieces of correspondence in support of the application; and
- 42 pieces of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The Applicant Team responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Joleen Timko
- Peter Silin
- Liesbeth Thoraval
- Monique Poncelet
- Carl Van Camp
- Brian Drummond
- Jim Lowrie
- Simone Vermette
- Jason Exner
- Natasza Exner
- Sarah MacLeod
- Chris Wilks
- Melissa Nauman
- Jennifer Leavitt

The speakers list and receipt of public comments closed at 8:05 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

* * * * *

During staff closing comments, it was

MOVED by Councillor Kirby-Yung

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 to staff.

CARRIED UNANIMOUSLY

* * * * *

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT Council refer debate and decision on Item 6 to the Council meeting of May 6, 2025, at 9:30 am in the Council Chamber and by electronic means, as Unfinished Business.

CARRIED (Vote No. 10661)

(Councillors Maloney and Orr opposed)

ADJOURNMENT

MOVED by Councillor Klassen

SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on April 23, 2025, at 8:47 pm.

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