



PUBLIC HEARING MINUTES

MAY 15 AND JUNE 10, 2025

A Public Hearing of the City of Vancouver was held on Thursday, May 15, 2025, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on June 10, 2025, at 3:02 pm. 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 Rebecca Bligh*
Councillor Lisa Dominato*
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Lucy Maloney
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Brian Montague (Leave of Absence – Personal Reasons - May 15, 2025)

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies
Lesley Matthews, Acting Deputy City Clerk (May 15, 2025)
Alyse Stewart, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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: 1780 East Broadway

An application by Westbank Projects Corp/Crombie REIT was considered as follows:

Summary: To rezone 1780 East Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with three towers of varying heights containing 1,044 rental

units, commercial space on the ground floor (including a grocery store) and within the podium levels, a 37-space childcare facility to be dedicated turnkey to the City, and a ground-level public plaza and an upper-level courtyard. A floor space ratio (FSR) of 8.30 and a maximum building height of 146.0 m (479 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 May 2, 2025, entitled “CD-1 Rezoning: 1780 East Broadway – Conditions of Approval in Appendix B,” which noted corrections to Appendix B, Part 2, of the Referral Report dated April 1, 2025, entitled “CD-1 Rezoning: 1780 East Broadway,” to align with simplified rezoning application and development permit requirements as enacted by Council on July 25, 2023.

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:

- 459 pieces of correspondence in support of the application;
- 619 pieces of correspondence in opposition to the application; and
- 32 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 memorandum dated May 2, 2025, entitled “CD-1 Rezoning: 1780 East Broadway – Conditions of Approval in Appendix B.”

Applicant Comments

The Applicant provided a presentation and responded to questions.

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On May 15, 2025, during questions to staff and the applicant 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.

CARRIED UNANIMOUSLY

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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:

- Taylor Westermarck Curran
- Peter Dowdy
- Reilly Wood
- Michelle Spencer
- Rebecca Hartley
- Devon Hussack
- Peter Waldkirch
- Michelle Scarr
- Chengyan Boon
- Russil Wvong
- Michael Hall
- Haakon Koyote
- Nathan Hawkins
- Ruofan Wang
- Nicholas Rae
- Arden English
- Megan Harris
- Kaitlyn Brown
- Hugh Stimson
- André Baron
- Rhiannon Fox
- Matthew Grunert
- Bobo Eyrich
- Mario Montagliani
- Daniel Oleksiuk
- Jaimaan Monga
- Keyosha Waugh-Richards
- Rohen Sarai
- Stuart Smith
- Anish Dwivedi
- Daniel Anene Akosa

The following spoke in opposition to the application:

- Blair Redlin
- Paisley Woodward
- Stephen Bohus

- Conor Murphy
- Lavinia Mohr
- Craig Ollenberger
- Kara Keam
- Rebecca Fox
- Theodore Abbott
- Laverne Thompson
- Rod Russell
- Thomas Kroeker
- Joey Mallett
- Stephen Kelen
- Terri Nicholson
- Mariah Javadi
- Stanley Lee
- Penny Street
- Simon de Weerd
- Roxanne Cave
- Zakir Suleman
- Walden Kunz
- Brian Latimer
- Jacob Larmour
- Nancy Hay
- Bill Tielman
- Murray Price
- Drew Jackson
- Victoria Gibson
- Michael Sivucha
- Larry Benge
- Gail Mountain
- Elizabeth Murphy
- Robin Tavender
- Sal Robinson
- Javier Carranza
- Alison Wick
- Jana Ghimire
- Sam Alder
- Joy Brown
- Bruno Rodriguez
- Sarah McLeod
- Chris Paisley
- Melissa
- Aja Harvey
- Terri Ford
- Anthony Hall-Kennedy

The following provided general comments on the application:

- Ryan Campbell

- Charles Campbell
- Linda Rollins
- Marcus Weber
- Gary Cristall
- Faune Elizabeth Johnson

NOTE: Council heard from speakers on May 15, and June 10, 2025.

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On May 15, 2025, during the hearing of speakers, it was

*MOVED by Councillor Maloney
SECONDED by Councillor Bligh*

*THAT, under section 2.8 (b) of the Procedure By-law, Council extend the meeting past
10 pm to 11 pm, in order to continue hearing from speakers.*

withdrawn

*MOVED by Councillor Maloney
SECONDED by Councillor Zhou*

THAT the previous motion be withdrawn.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

Subsequently, it was,

*MOVED by Councillor Bligh
SECONDED by Councillor Klassen*

THAT the Public Hearing recess and reconvene on June 10, 2025, at 3 pm.

*CARRIED
(Councillors Fry, Kirby-Yung and Maloney opposed)*

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On May 15, 2025, Council recessed at 9:59 pm, and reconvened on June 10, 2025, at 3:02 pm.

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On June 10, 2025, during the hearing of speakers, it was

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

THAT, under section 2.8 (b) of the Procedure By-law, Council extend the meeting past 5 pm to 6 pm or until the completion of speakers, whichever comes first.

CARRIED UNANIMOUSLY

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On June 10, 2025, Council recessed at 6:01 pm and reconvened at 7:02 pm.

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The speakers list and receipt of public comments closed on June 10, 2025, at 7:58 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 Meiszner

SECONDED by Councillor Klassen

- A. THAT the application by Westbank Projects Corp/ Crombie REIT, on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [*PID 006-634-851; Lot 1 Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 146 m (479 ft.), and a floor space ratio (FSR) of 8.30, generally as presented in the Referral Report dated April 1, 2025, entitled, "CD-1 Rezoning: 1780 East Broadway," 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 Perkins&Will, received May 6, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report as amended by the Yellow Memo dated May 2, 2025, entitled "CD-1 Rezoning: 1780 East Broadway – Conditions of Approval in Appendix B."

- 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 April 1, 2025, entitled, "CD-1 Rezoning: 1780 East Broadway," 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 April 1, 2025, entitled, "CD-1 Rezoning: 1780 East Broadway," 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 April 1, 2025, entitled, "CD-1 Rezoning: 1780 East Broadway";

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

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the following be added as F:

THAT the following be added as a new condition to Appendix B, Part 1
Conditions of Approval of the Form of Development:

- 1.80 THAT Council direct staff to work with the applicant at the
Development Permit stage to maximize daily, accessible public
access to the planned 12,000 square foot upper courtyard space.

CARRIED (Vote No. 10765)
(Councillors Klassen and Maloney opposed)
(Councillors Bligh and Fry abstained from the vote)
(Councillor Montague absent for the vote)

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On June 10, 2025, during debate on Item 1, Mayor Sim relinquished the Chair to Acting Mayor Dominato in order to provide comments and resumed the role of Chair once finished.

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The amendment having carried, the motion as amended was put and CARRIED (Vote No. 10766) with Councillor Orr opposed, Councillor Fry abstained from the vote, and Councillor Montague absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT the application by Westbank Projects Corp/ Crombie REIT, on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [*PID 006-634-851; Lot I Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 146 m (479 ft.), and a floor space ratio (FSR) of 8.30, generally as presented in the Referral Report dated April 1, 2025, entitled, "CD-1 Rezoning: 1780 East Broadway," 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 Perkins&Will, received May 6, 2024;

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

Yellow Memo dated May 2, 2025, entitled “CD-1 Rezoning: 1780 East Broadway – Conditions of Approval in Appendix B.”

- 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 April 1, 2025, entitled, “CD-1 Rezoning: 1780 East Broadway,” 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 April 1, 2025, entitled, “CD-1 Rezoning: 1780 East Broadway,” 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 April 1, 2025, entitled, “CD-1 Rezoning: 1780 East Broadway”;

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.
- F. THAT the following be added as a new condition to Appendix B of the Referral Report dated April 1, 2025, entitled, “CD-1 Rezoning: 1780 East Broadway,” Part 1 Conditions of Approval of the Form of Development:
 - 1.80 THAT Council direct staff to work with the applicant at the Development Permit stage to maximize daily, accessible public access to the planned 12,000 square foot upper courtyard space.

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on June 10, 2025, at 9:28 pm.

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