



PUBLIC HEARING MINUTES

MAY 20, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, May 20, 2025, at 6:01 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 Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

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: 4-36 West 3rd Avenue and 5 West 4th Avenue

An application by PCI Developments was considered as follows:

Summary: To rezone 4-36 West 3rd Avenue and 5 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the retention of a Vancouver Heritage Register listed building (Nelson's Laundry) and the development of two mixed-use buildings, separated by a lane, with industrial, private child day care facility, office and retail uses. A floor space ratio (FSR) of 6.62 and a height of 51.8 m (170 ft.) and 55.6 m (182 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, Planning, Urban Design and Sustainability dated May 15, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”, which noted an error identified for the heritage recommendation and heritage designation by-law in the second paragraph under Recommendation to Refer in the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”. In addition, a change to the by-law proposed to address the minimum amount of required industrial space to bring the by-law into alignment with the Broadway Plan and the Referral report.

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:

- 17 pieces of correspondence in support of the application;
- three pieces of correspondence in opposition to the application; and
- two 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 opening comments 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:

- Gordon McCauley
- James Evans
- Blair Thomas Quinn
- Chris MacCauley
- Neil Wyles

The following spoke in opposition to the application:

- Sarah Macleod

The speakers list and receipt of public comments closed at 6:53 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

A. THAT the application by PCI Developments, on behalf of:

- PCI West 3rd Holdings Ltd., the registered owner of
 - 4 West 3rd Avenue [PID 015-525-481; Lot 8 Block 19 District Lot 200A Plan 197]; and
 - 16-36 West 3rd Avenue [PID 015-525-546; Lot F (Explanatory Plan 7225) Block 19 District Lot 200A Plan 197]; and
- PCI West 4th Holdings Ltd, the registered owner of 5 West 4th Avenue
 - PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204; and
 - PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526;

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.62 and the maximum building height from 30.5 m (100 ft.) to 51.8 m (170 ft.) (south building) and 55.6 m (182 ft.) (north building) to permit a mixed-use development with industrial, office, private child day care facility and ground-floor retail space in two 10- and 11-storey buildings, generally as presented in the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th 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, and as amended by the Yellow Memo dated May 15, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”, be approved in principle;

FURTHER THAT Appendix A of the above-noted report be amended as follows:

“6.2 The maximum floor space ratio for all uses combined must not exceed 6.62, except that the floor space ratio for industrial uses must not be less than 3.0.”

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins+Will, received December 5, 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 the heritage designation of all exterior facades (“heritage facades”) of the Nelson’s Laundry Building (the “heritage building”) at 5 West 4th Avenue [PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526], as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”, and as amended by the Yellow Memo dated May 15, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”, prior to enactment of the CD-1 By-law;

FURTHER THAT under the “recommendation to refer” in the above-noted report, the second paragraph be amended to add the words “and heritage designation” in between the words “zoning” and “by-laws” as referenced in the above-noted Yellow Memo;

AND FURTHER THAT Appendix C of the above-noted report be amended to include the following, in accordance with the above-noted Yellow Memo:

“DRAFT HERITAGE DESIGNATION BY-LAW

1. Council considers that the real property described as:
The existing building’s exterior façades (Nelson’s Laundry Building)

The existing building’s exterior façades (Nelson’s Laundry Building)	5 West 4th Avenue	PID: 014-893-169 Lot A Block 19 District Lot 200A Plan 1204
		and
		PID: 009-052-836 Lot G Block 19 District Lot 200A Plan 11526

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.”

- 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: 4-36 West 3rd Avenue and 5 West 4th 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 January 7, 2025, entitled "CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th 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 subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 Bylaw.

- F. THAT A to 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 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. 10709)

2. CD-1 Rezoning: 2180 West 6th Avenue

An application by Francl Architecture was considered as follows:

Summary: To rezone 2180 West 6th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 24-storey mixed-use building containing 166 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and an in-kind 37-space childcare facility. A floor space ratio

(FSR) of 7.76 and a height of 79.6 m (261 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:

- 33 pieces of correspondence in support of the application;
- 14 pieces of correspondence in opposition to the application; and
- one 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

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

The following spoke in support of the application:

- Daniel Akosa
- Rohen Sarai

The following spoke in opposition to the application:

- Lewis N Villegas
- Stephen Bohus
- Kirstie Lang
- Sarah Macleod

The speakers list and receipt of public comments closed at 7:58 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 Dominato

- A. THAT the application by Franci Architecture, on behalf of Hollybush Holdings Ltd., the registered owner of the lands located at 2180 West 6th Avenue [Lots A to C of Block 284 District Lot 526 Plan 2113 and Lot 4 of Block 284 District Lot 526 Plan 590; PIDs 004-338-880, 004-338-928, 004-338-910 and 004-321-791 respectively], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 7.76 and the building height from 10.7 m (35 ft.) to 79.6 m (261 ft.), with additional height for the rooftop amenity, to permit a 24-storey mixed-use building containing 166 rental units, of which 20% of the residential floor area will be secured as below-market rental units, ground floor commercial, and an in-kind childcare facility, generally as presented in the Referral Report dated April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franci Architecture, received April 17, 2024, with revisions received July 26, 2024, 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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. 10710)

3. CD-1 Rezoning: 1364 West 11th Avenue

An application by CCI Trading Group Inc. was considered as follows:

Summary: To rezone 1364 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 178 rental units, of which 20% of the residential floor area will be secured as below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 59.3 m (195 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:

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

Staff Opening Comments

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

Applicant Comments

None.

Speakers

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

The following spoke in opposition to the application:

- Lewis N Villegas
- Stephen Bohus
- Sarah Macleod
- Kaitlyn Lee

The speakers list and receipt of public comments closed at 8:38 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT the application by CCI Trading Group Inc., on behalf of Wimming Canada Holdings Ltd., the registered owner of the lands located at 1364 West 11th Avenue [Lots 3 to 5 Block 392 District Lot 526 Plan 1276; PIDs 013-256-769, 013-256-777 and 013-256-793 respectively], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 36.6 m (120 ft.) to 59.3 m (195 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey residential building containing 178 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated April 1, 2025, entitled "CD-1 Rezoning: 1364 West 11th 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 the proposed form of development also be approved in principle, generally as prepared by W.T. Leung Architects Inc., received December 21, 2023, with supplemental drawings on June 28, 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 April 1, 2025, entitled "CD-1 Rezoning: 1364 West 11th 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 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. 10711)

4. CD-1 Rezoning: 1770 West 12th Avenue

An application by DIALOG was considered as follows:

Summary: To rezone 1770 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 24-storey mixed-use building containing 264 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 76.6 m (251 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.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated May 9, 2025, entitled “CD-1 Rezoning: 1770 West 12th Avenue – Conditions of Approval in Appendix B”, which noted the application did not include a streamlined rainwater management condition in Appendix B of the Referral Report dated April 1, 2025, entitled “CD-1 Rezoning: 1770 West 12th Avenue” in accordance with Council’s approval on July 25, 2023 of amendments to simplify rezoning application and development permit requirements ([RTS 15424](#)).

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:

- 21 pieces of correspondence in support of the application;
- 27 pieces of correspondence in opposition to the application; and
- two 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 provided opening comments.

Speakers

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

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas
- Louise Boilevin
- Sharley Hurl
- Sarah Macleod
- Cheryl Stein
- Robert Ellis

The following provided general comments on the application:

- Sue Griffin
- Kathleen Collin
- Amnon Kones

The speakers list and receipt of public comments closed at 9:40 pm.

Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Montague

- A. THAT the application by DIALOG, on behalf of Burrard and Twelfth Property (Nominee) Ltd., the registered owner of the lands located at 1770 West 12th [PID 032-283-849; Lot 1 District Lot 526 Group 1 New Westminster District Plan EPP138293], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 76.6 m (251 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 24-storey mixed-use rental building containing 264 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial uses, generally as presented in the Referral Report dated April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th 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 the proposed form of development also be approved in principle, generally as prepared by DIALOG, received May 8, 2024;

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

AND FURTHER THAT Part 2 of Appendix B of the above-noted report be amended and read as follows:

"(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1770 West 12th Avenue does not require any sewer upgrades.
Development to be serviced to the existing 250 mm SAN and 525 mm STM sewers along West 12th Avenue.

This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. See vancouver.ca/rainwater for more information."

- 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: 1770 West 12th 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th 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. 10712)

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:56 pm.

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