



PUBLIC HEARING MINUTES

JUNE 17 AND 25, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, June 17, 2025, at 6:04 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on June 25, 2025, at 3:09 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* (Leave of Absence – Civic Business – June 17, 2025)
Councillor Lisa Dominato*, Acting Mayor (Leave of Absence – Personal Reasons – June 25, 2025, from 4:30 pm onwards)
Councillor Rebecca Bligh* (Leave of Absence – Civic Business – June 25, 2025)
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Pete Fry (Leave of Absence – Personal Reasons – June 17, 2025)

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Cassia Nasralla, 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. CD-1 (887) Text Amendment: 675 Pacific Street – WITHDRAWN

2. CD-1 Rezoning: 469-483 East 10th Avenue

An application by Fastmark Acquisitions Corp. was considered as follows:

Summary: To rezone 469-483 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey residential building containing 138 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.5 and a height of 56.2 m (184 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:

- 12 pieces of correspondence in support of the application; and
- 39 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 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 support of the application:

- Peter Dowdy

The following spoke in opposition to the application:

- Stephen Bohus
- Hires Gindwani
- Cameron Gilbert
- Caitlin Millham

- Cecile Revaux
- Lewis N Villegas
- James Lloyd
- Peter Jentsch
- Rhonda Toth
- Carrie Dawson
- Sarah Smith
- Urvi Sardesai
- Sydney Ball
- Liam Fox
- Damasias Maria Correia
- Alex Dempsey
- Rusaba Alam
- Yuri Marcel Vieira
- Autumn Dickinson
- Torin McLachlan
- Kevin Sun
- John Bruce Culbert
- Katie Johnston
- Sheila Giffen
- Raquel Baldwinson
- Eleanor Hoskins
- Bennet Stroich
- Kristal-lee Ng
- Mhicaella Jane Lopez
- Kenji Eu
- Dina Al-Kassim
- Jin Li
- Klara Wyse
- Kevin Adair
- Madeleine Chaffee
- Dany Yannece
- Terry McIntosh
- Sarah Macleod

The speakers list and receipt of public comments closed at 9:31 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 Montague

A. THAT the application by Fastmark Acquisitions Corp. on behalf of:

- Malouf Blanchard and Sharon Blanchard, the registered owners of 469 East 10th Avenue [*PID 011-895-071; Lot 13 Block 124 District Lots 264A Plans 1355 and 1771*];
- Xiaoling Zhen, the registered owner of 477 East 10th Avenue [*PID 006-715-095; Lot 12 Block 124 District Lot 264A Plans 1355 and 1771*]; and
- Dina Mintz, the registered owner of 483 East 10th Avenue [*PID 032-075-081; Lot 1 Block 124 District Lot 264A Group 1 New Westminster District Plan EPP117446*],

to rezone the lands from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 5.5 and the building height from 10.7 m (35 ft.) to 56.2 m (184 ft.), with additional height for the portion with rooftop amenity, to permit a 17-storey residential building containing rental residential 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 May 6, 2025, entitled "CD-1 Rezoning: 469-483 East 10th 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 GBL Architects received April 16, 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 May 6, 2025, entitled "CD-1 Rezoning: 469-483 East 10th 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

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the following be added as a new condition to the Appendix B, Part 2, Conditions of By-law Enactment:

- 2.5 THAT council direct staff to work with the applicant to voluntarily extend Broadway Plan TRPP benefits to tenants who are not currently covered by the Broadway plan TRPP due to moving in too late to be eligible or being in a shared home.

This will require the current condition 2.5 to be re-numbered to 2.6

* * * * *

During debate on the amendment, Acting Mayor Dominato relinquished the Chair to Deputy Mayor Bligh in order to provide comments and resumed the role of Chair once finished.

* * * * *

At 9:50 pm it was

*MOVED by Councillor Maloney
SECONDED by Councillor Montague*

THAT under section 2.8 (c) of the Procedure By-law, Council extend the meeting to 10:15 pm in order to complete debate and decision for item 2.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Mayor Sim absent for the vote)*

* * * * *

The amendment having LOST (Vote No. 10778) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, and Zhou in opposition and Mayor Sim absent for the vote, the motion was put and CARRIED UNANIMOUSLY (Vote No. 10779) with Councillor Orr abstaining and Mayor Sim absent for the vote.

* * * * *

On June 17, 2025, Council recessed at 9:55 pm and reconvened on June 25, 2025, at 3:09 pm with Mayor Sim as Chair.

* * * * *

3. CD-1 Rezoning: 1665-1685 West 11th Avenue

An application by Acton Ostry Architects Inc. was considered as follows:

Summary: To rezone 1665-1685 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 190 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 65.2 m (214 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:

- 40 pieces of correspondence in support of the application;
- nine 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.

Applicant Comments

The applicant 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:

- Neil Pollock
- Nenad Pruszi
- Lucas Peat
- Dustin LaPrairie
- Robertas Kuchtovas
- Michelle Barile

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas
- Alexander Lasheras

The speakers list and receipt of public comments closed at 3:58 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 Acton Ostry Architects Inc., on behalf of the registered owners of lands located 1665-1685 West 11th Avenue as listed in Schedule 1 with corresponding lot Parcel Identifiers (PIDs) and legal descriptions, 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 10.7 m (35 ft.) to 65.2 m (214 ft.), with additional height for the portion with rooftop amenity and mechanical equipment, to permit a 20-storey residential rental building, with 20% of the residential floor area for below-market rental units, generally as presented in the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1665-1685 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 Acton Ostry Architects Inc., on behalf of Palmar Properties Inc., received December 20, 2023, and resubmission plans received October 1, 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 May 6, 2025, entitled “CD-1 Rezoning: 1665-1685 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. 10812)
(Councillor Bligh absent for the vote)

4. CD-1 Rezoning: 2267-2275 West 7th Avenue

An application by Acton Ostry Architects Inc. was considered as follows:

Summary: To rezone 2267-2275 West 7th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 190 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 63.0 m (207 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:

- 40 pieces of correspondence in support of the application;
- 12 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.

Applicant Comments

The applicant provided opening comments.

Speakers

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

The following spoke in support of the application:

- Adrienne Thom
- Jack Rowden
- Issam Antar
- Dylan Elliott
- Kyle Uy
- Phillip MacDougall
- Jane McFadden
- Fraser Blanchflower

The following spoke in opposition to the application:

- Kate Pattison
- Lewis N Villegas
- Stephen Bohus
- Louise Mangan
- Benjamin Langille

The speakers list and receipt of public comments closed at 4:49 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou

SECONDED by Councillor Klassen

- A. THAT the application by Acton Ostry Architects Inc. on behalf of West 7th Avenue Holdings Ltd., the registered owner of the lands located at
- 2267 West 7th Avenue [*The East 1/2 and the West 1/2 of Lot 16, and The East 1/2 and the West 1/2 of Lot 17, all of Block 283 District Lot 526 Plan 590; PIDs 015-224-708, 015-224-759, 015 224-775 and 015-224-783 respectively*], and
 - 2275 West 7th Avenue [*Lot 18 Block 283 District Lot 526 Plan 590; PID 015-224-791*],

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 6.50 and the maximum building height from 10.7 m (35 ft.) to 63 m (207 ft.) with additional height for the portion with rooftop amenity, to permit a 20-storey rental building, containing 190 rental units with a minimum of 20% of the residential floor area for below-market rental units, generally as presented in the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 2267-2275 West 7th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc. received December 19, 2023, revised October 16, 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 May 6, 2025, entitled "CD-1 Rezoning: 2267-2275 West 7th 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. 10813)
(Councillors Bligh and Dominato absent for the vote)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh and Dominato absent for the vote)

The Public Hearing adjourned at 4:54 pm.

* * * * *