



PUBLIC HEARING MINUTES

JUNE 19 AND 24, 2025

A Public Hearing of the City of Vancouver was held on Thursday, June 19, 2025, at 6:02 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on June 24, 2025, at 3:01 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 – Personal Reasons – June 19, 2025)
Deputy Mayor Rebecca Bligh* (Leave of Absence – Civic Business – June 24, 2025)
Councillor Lisa Dominato* (Leave of Absence – Personal Reasons – June 19, 2025)
Councillor Pete Fry
Councillor Mike Klassen
Councillor Sarah Kirby-Yung
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr* (Leave of Absence – Civic Business – June 19, 2025)
Councillor Lenny Zhou

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Sonia Lotay, Meeting Coordinator
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair 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 Chair 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: 1270-1290 West 11th Avenue

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

Summary: To rezone 1270-1290 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a

19-storey mixed-use building containing 155 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 58.2 m (191 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
- 14 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 provided opening comments and responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Teresa Alfeld
- Nicole Brazeau
- Rusaba Alam
- Lewis N Villegas
- Kathryn McCreary
- Andy Pollard
- Layla Belcourt
- Sarah Macleod

The following provided general comments on the application:

- Chris Boyd

The speakers list and receipt of public comments closed on June 19, 2025, at 7:17 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

- A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of:
- Becison Holding Corporation Inc., the registered owner of 1270 West 11th Avenue [*PID 014-688-646; Lot 3 Block 393 District Lot 526 Plan 1276*], and
 - Brother Properties Ltd., the registered owner of 1290 West 11th Avenue [*PID 014-688-638; Lot C Block 393 District Lot 526 Plan 1276*],

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 58.2 m (191 ft.) with additional height for the rooftop amenity, to permit the development of a 19-storey residential building containing 155 rental housing units, of which 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 May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 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 Proscenium Architecture + Interiors Inc., received May 14, 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: 1270-1290 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 West 11th 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 May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 West 11th 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 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 Fry
SECONDED by Councillor Maloney

THAT the following be added to the end of the last clause in A:

"with additional considerations for city staff to directly survey tenants affected under the TRPP provisions of section 2.6 to the satisfaction of the General Manager."

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the word “considerations” be struck and replaced by the word “direction”.

CARRIED (Vote No. 10803)
(Councillor Montague opposed)
(Councillors Dominato, Orr, and Mayor Sim absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 10804) with Councillor Montague opposed and Councillors Dominato, Orr, and Mayor Sim absent for the vote.

The amended amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10805) with Councillors Dominato, Orr, and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of:

- Becison Holding Corporation Inc., the registered owner of 1270 West 11th Avenue [*PID 014-688-646; Lot 3 Block 393 District Lot 526 Plan 1276*], and
- Brother Properties Ltd., the registered owner of 1290 West 11th Avenue [*PID 014-688-638; Lot C Block 393 District Lot 526 Plan 1276*],

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 58.2 m (191 ft.) with additional height for the rooftop amenity, to permit the development of a 19-storey residential building containing 155 rental housing units, of which 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 May 6, 2025, entitled “CD-1 Rezoning: 1270-1290 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 Proscenium Architecture + Interiors Inc., received May 14, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report with additional direction for city staff to directly survey tenants affected under the TRPP provisions of section 2.6 to the satisfaction of the General Manager.

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: 1270-1290 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 West 11th 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 May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 West 11th 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 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.

2. CD-1 Rezoning: 325 East 6th Avenue

An application by Arcadis Architects (Canada) Inc. was considered as follows:

Summary: To rezone 325 East 6th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 109 strata-titled units, with 20% of the residential floor area for social housing. A floor space ratio (FSR) of 6.0 and a building height of 61.0 m (200 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:

- four pieces of correspondence in support of the application;
- 18 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

None.

Speakers

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

The following spoke in opposition to the application:

- Janice Reed
- Lewis N Villegas
- Lindsay Smith
- Duncan Saunders
- Sarah Macleod

The following provided general comments on the application:

- Jiameng Xu

The speakers list and receipt of public comments closed on June 19, 2025, at 9:01 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 Montague

- A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of W.F.C. Properties (Brunswick) Inc., the registered owner of the lands located at 325 East 6th Avenue [*PID 012-145-564; Lot C (Explanatory Plan 9473) Block 28 District Lot 200A Plan 197*], 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 6.0 and the maximum building height from 10.7 m (35 ft.) to 61.0 m (200 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 19-storey residential building containing 109 strata-titled residential units, and a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of social housing, generally as presented in the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 325 East 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;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received May 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 May 6, 2025, entitled “CD-1 Rezoning: 325 East 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 A and B 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. 10806)
(Councillor Meiszner abstained)
(Councillors Dominato, Orr, and Mayor Sim absent for the vote)

3. CD-1 Rezoning: 1110-1160 West King Edward Avenue

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

Summary: To rezone 1110-1160 West King Edward Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey Community Care Facility - Class B containing 169 care facility units. A floor space ratio (FSR) of 3.4 and a height of 28 m (91.9 ft.), 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:

- 14 pieces of correspondence in support of the application;
- ten 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.

Applicant Comments

None.

Speakers

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

- Katherine Reichert
- Tiffany Trownson
- Kripa Thomas
- Fraser Blanchflower

The following spoke in opposition to the application:

- Mark Havlasek
- Valerie Tolsma
- Sarah Macleod

The following provided general comments on the application:

- Kerry Woo

The speakers list and receipt of public comments closed on June 19, 2025, at 9:57 pm.

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On June 19, 2025, at 9:58 pm, it was

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

THAT Council extend the meeting past 10 pm to complete items 3 and 4.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

- A. THAT the application by Marcon Developments Ltd., on behalf of Amica King Ed & Osler Seniors Inc., the registered owners of the lands located at:
- 1160 West King Edward Avenue [*PID 011-073-951; Lot 3 Block 674 District Lot 526 Plan 5767*],

- 1150 West King Edward Avenue [*PID 011-073-969; Lot 4 Block 674 District Lot 526 Plan 5767*],
- 1136 West King Edward Avenue [*PID 011-073-977; Lot 4A Block 674 District Lot 526 Plan 5767*],
- 1122 West King Edward Avenue [*PID 011-073-985; Lot 5 Block 674 District Lot 526 Plan 5767*], and
- 1110 West King Edward Avenue [*PID 011-073-993; Lot 5A Block 674 District Lot 526 Plan 5767*],

to rezone the above properties from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.4 and the maximum building height from 11.5 m (37.7 ft.) to 28 m (91.9 ft.) with additional height for a portion with rooftop amenity, to permit the development of a six-storey, 169-unit Community Care Facility – Class B, generally as presented in the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 1110-1160 West King Edward Avenue”, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Shift Architecture received on March 19, 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 1110-1160 West King Edward Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolution 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. 10807)
(Councillors Dominato, Orr, and Mayor Sim absent for the vote)

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Prior to the start of item 4, Deputy Mayor Bligh relinquished the Chair to Councillor Montague.

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4. CD-1 Rezoning: 4975-4997 Joyce Street

An application by Sightline Properties Ltd. was considered as follows:

Summary: To rezone 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey, mixed-use building containing 408 rental units, with 10% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 18.9 and a height of 127.2 m (417 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:

- 58 pieces of correspondence in support of the application;
- nine pieces of correspondence in opposition to the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation and along with Staff from Real Estate Services, responded to questions.

Applicant Comments

The applicant team provided opening comments and responded to questions.

Speakers

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

The following spoke in support of the application:

- Sebastian Paetkau
- Reese Walford
- Edmarcio De Melo Guedes
- Kiana Fraser

The following spoke in opposition of the application:

- Sarah Macleod

The following provided general comments on the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed on June 19, 2025, at 10:50 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Zhou

A. THAT the application by Sightline Properties Ltd., on behalf of:

- Bhagwan Sarup Dhir and Usha Rani Dhir, the registered owners of 4997 and 4975 Joyce Street [*Lots 10 and 13 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 013-585-916 and 013-235-133 respectively*]; and
- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 4993 and 4983 Joyce Street [*Lots 11 and 12, Except the East 7 Feet and the West 10 Feet now highways, Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 007-625-189 and 013-586-033 respectively*],

to rezone the lands at 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.75 to 18.9 and the maximum building height from 10.7 m (35 ft.) to 127.2 m (417 ft.), to permit a 38-storey, mixed-use development, with 408 rental units, of which 10% of the residential floor area will be secured at below-market rents with commercial uses on the ground floor, generally as presented in the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 4975-4997 Joyce 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 the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architects, received April 2, 2024, and updated March 28, 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 May 6, 2025, entitled "CD-1 Rezoning: 4975-4997 Joyce 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 4975-4997 Joyce 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 May 6, 2025, entitled "CD-1 Rezoning: 4975-4997 Joyce 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 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. 10808)
(Councillors Bligh, Dominato, Orr, and Mayor Sim absent for the vote)

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On June 19, 2025, Council recessed at 10:52 pm and reconvened on June 24, 2025, at 3:01 pm.

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5. CD-1 Rezoning: 2158-2170 West 1st Avenue

An application by Chris Dikeakos Architects Inc. was considered as follows:

Summary: To rezone 2158-2170 West 1st Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 185 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 64.7 m (212 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;
- 85 pieces of correspondence in opposition to 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 Mayor called three times for speakers for and against the application.

The following spoke in support of the application:

- Taylor Westermarck Curran
- Haakon Koyote
- Robin Fan
- Lisa Slakov
- Rohen Sarai
- Michelle Barile
- Michael Tudorie
- Dario Franco
- Jane Mcfadden
- Jaimaan Monga

The following spoke in opposition to the application:

- Viara Gioreva
- Stanley Lee
- Sal Robinson
- Sheryl Webster
- Nettie Wild
- Stephen Bohus

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed on June 24, 2025, at 4:20 pm.

Applicant Closing Comments

The applicant provided brief closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

A. THAT the application by Chris Dikeakos Architects Inc, on behalf of:

- Jacqueline Ward, the registered owner of 2158 West 1st Avenue [*PID 015-233-855; The East ½ of Lot 8 Block 214 District Lot 526 Plan 590; and PID 015-233-863; Lot 9 Block 214 District Lot 526 Plan 590*]; and
- Millennium Kitsilano Nominee Ltd., the registered owner of 2170 West 1st Avenue [*PID 016-421-191; The West ½ of Lot 8 Block 214 District Lot 526 Plan 590; and Lots 3-7 Block 214 District Lot 526 Plan 590; PIDs 015-233-782, 015-233-791, 015-233-804, 015-233-812 and 015-233-847 respectively*],

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 0.75 to 6.8 and the maximum building height from 10.7 m (35 ft.) to 64.7 m (212 ft.) with additional height for the portion of rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 185 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, with commercial space on the ground floor, generally as presented in the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 2158-2170 West 1st 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 Chris Dikeakos Architecture Inc, received May 1, 2024, with revisions received June 14, 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: 2158-2170 West 1st 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 May 6, 2025, entitled “CD-1 Rezoning: 2158-2170 West 1st 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 May 6, 2025, entitled “CD-1 Rezoning: 2158-2170 West 1st 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 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. 10811)
(Councillor Bligh absent for the vote)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on June 24, 2025, at 4:33 pm.

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