



## **PUBLIC HEARING MINUTES**

**JULY 8, 2025**

A Public Hearing of the City of Vancouver was held on Tuesday, July 8, 2025, at 6:02 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\* (Leave of Absence – Civic Business)  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Lucy Maloney  
Councillor Brian Montague  
Councillor Sean Orr  
Councillor Lenny Zhou\*

**ABSENT:**

Councillor Peter Meiszner (Leave of Absence – Civic Business)

**CITY CLERK'S OFFICE:**

Kevin Burris, Manager, Civic Agencies  
Bonnie Kennett, 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. Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions**

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (625) for 408-488 West King Edward Avenue, CD-1 (561) for 955 East Hastings Street, CD-1 (497) for 2665 Renfrew Street, CD-1 (772) for 1102-1138 East Georgia Street, and to the Housing Agreement Condition for 1425 and 1451

East 12th Avenue, to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

The General Manager, 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:

- one piece of correspondence in support of the application;
- three 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 opening comments.

### **Applicant Comments**

None.

### **Speakers**

The Mayor called three times for speakers for and against the application and Youn Ip provided general comments on the application.

The speakers list and receipt of public comments closed at 6:19 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

- A. THAT Council approves the application to:

- (i) amend CD-1 (625) By-law No. 11485 for 408-488 West King Edward Avenue, to add Child Day Care Facility to the list of permitted Institutional uses, generally as presented in Appendix A of the Referral Report Dated May 20, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions”;
  - (ii) amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street, to simplify limitations on Office Uses, generally as presented in Appendix B of the above-noted report;
  - (iii) amend CD-1 (497) By-law No. 10174 for 2665 Renfrew Street, to simplify the parking, loading and bicycle requirements as presented in Appendix C of the above-noted report; and
  - (iv) amend CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix D of the above-noted report.
- B. THAT Council approves the application to amend Housing Agreement Condition for 1425 and 1451 East 12th Avenue, generally as presented in Appendix E of the Referral Report Dated May 20, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions”.
- C. THAT if after Public Hearing, Council approves the Housing Agreement amendment described in Appendix E of the Referral Report Dated May 20, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, 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.
- D. THAT A to C 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.10829)  
(Councillor Bligh absent for the vote)

## **2. CD-1 Rezoning: 2079-2085 West 5th Avenue**

An application by Colliers was considered as follows:

Summary: To rezone 2079-2085 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 200 social housing units, with commercial space on the ground floor and a social service centre. A floor space ratio (FSR) of 10.0 and a height of 68.5 m (224 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **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:

- 11 pieces of correspondence in support of the application;
- 22 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**

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:

- Joe Rome
- Ken McCreath

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis Villegas
- Sarah MacLeod

The speakers list and receipt of public comments closed at 7:07 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

A. THAT the application, the application by Colliers, on behalf of:

- Glynn Pybus, the registered owner of the lands located at 2079 West 5th Avenue [PID 015-247-066; Lot 36 Block 245 District Lot 526 Plan 590]; and
- Brightside Community Homes Foundation, the registered owner of the lands located at 2085 West 5th Avenue [Lots 37 to 40 Block 245 District Lot 526 Plan 590; PIDs 011-780-894, 011-780-908, 011-780-924 and 011-780-941 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 10.0 and the maximum building height from 10.7 m (35 ft.) to 68.5 m (224 ft.), with additional height for rooftop amenity, to permit a 21-storey mixed-use social housing building, generally as presented in the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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 Francl Architecture, received December 13, 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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 May 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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. 10831)

### **3. CD-1 Rezoning: 1855 West 2nd Avenue**

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 1855 West 2nd Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 171 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 60 m (197 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated June 20, 2025, entitled "Rezoning: 1855 West 2nd Ave. – Conditions of Approval in Appendix B", which noted corrections to Condition 2.2(b) of the Conditions of By-law

Enactment (Appendix B, Part 2), of the Referral Report dated May 20, 2025, entitled “CD-1 Rezoning: 1855 West 2nd Avenue”.

### **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:

- six pieces of correspondence in support of the application;
- 30 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**

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:

- Haakon Koyote

The following spoke in opposition to the application:

- Craig Bessie
- Stephen Bohus
- Lewis Villegas
- Margot Bell
- Stella Vetterlein

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 8:03 pm.

### **Applicant Closing Comments**

None.

## Staff Closing Comments

None.

## Council Decision

MOVED by Councillor Montague

SECONDED by Councillor Orr

- A. THAT the application by JTA Development Consultants on behalf of Cypress Apartments Ltd., the registered owner of the lands located 1855 West 2nd Avenue [Lots 28 to 32 of Lot 9 Block 217 District Lot 526 Plan 590; PIDs: 015-227-201, 015-227-219, 015-227-227, 015-227-235, 015-227-243, and 015-227-260 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 6.80 and the building height from 10.7 m (35 ft.) to 60 m (197 ft.), with additional height for the portion with rooftop amenity, to permit a 20-storey mixed-use tower including two-storey rooftop amenity, 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 20, 2025, entitled “CD-1 Rezoning: 1855 West 2nd 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 Marianne Amodio and Harley Grusko Architects Inc., received January 31, 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 Condition 2.2(b) in Appendix B, Part 2 of the above-noted report be amended and read as follows:

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

Note to Applicant: Implementation of development(s) at 1855 West 2nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the West 2nd 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](http://vancouver.ca/rainwater) for more information.



Note to Applicant: Pending City of Vancouver Council Approval, the Building By-law will be modified on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/hectare of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/hectare. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these updated requirements, pending Council approval. More information is available at [vancouver.ca/rainwater](http://vancouver.ca/rainwater)."

- 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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. 10832)

#### **4. CD-1 Rezoning: 254 East 12th Avenue**

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 254 East 12th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 145 rental units, with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor. A floor space ratio (FSR) of 6.80 and a height of 59.4 m (195 ft.), with additional height for rooftop amenity space are proposed.

The General Manager, Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

#### **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;
- four 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 Villegas

The speakers list and receipt of public comments closed at 8:30 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by JTA Development Consultants, on behalf of 254 E 12th Holdings Ltd., the registered owner of the lands located at 254 East 12th Avenue [The East 38 feet of Lot 5, and Lots 6 and 7, Except Part in Explanatory Plan VAP20548 Block 114 District Lot 301 Plan 187; PIDs 015-612-929, 015-612-945 and 015-612-970 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 6.80 and the maximum building height from 10.7 m (35 ft.) to 59.4 m (195 ft.) with additional height for the portion of the rooftop amenity, to permit the development of an 18-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 254 East 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., on behalf of JTA Development Consultants, received March 28, 2024 and supplemental plans received November 21, 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 20, 2025, entitled "CD-1 Rezoning: 254 East 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 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 20, 2025, entitled “CD-1 Rezoning: 254 East 12th 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 20, 2025, entitled “CD-1 Rezoning: 254 East 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. 10833)

## **5. CD-1 Rezoning: 1527 Main Street**

An application by DIALOG BC Architecture Engineering Interior Design Planning Inc. was considered as follows:

Summary: To rezone 1527 Main Street from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of 17-storey and 21-storey mixed-use buildings connected by a seven-storey podium containing 371 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and building heights of 55.3 m (181 ft.) and 67.2 m (220 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **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; and
- two 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 Mayor called three times for speakers for and against the application.

The following spoke in support of the application:

- Dario Garousian

The following spoke in opposition to the application:

- Nick Chant

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 9:03 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT the application by DIALOG BC Architecture Engineering Interior Design Planning Inc., on behalf of 1527 Main Property (Nominee) Ltd., the registered owner of the lands located at 1527 Main Street [PID 008-918-031; Lot A Block 34

District Lots 200A and 2037 Plan 12286], to rezone the lands from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 6.0 and the maximum building height from 22.9 m (75 ft.) to 55.3 m (181 ft.) and 67.2 m (220 ft.) with additional height for the portion with rooftop amenity, to permit the development of a mixed-use development with 17-storey (sub-area A) and 21-storey (sub-area B) buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor, generally as presented in the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 1527 Main 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 DIALOG BC Architecture Engineering Interior Design Planning Inc., received July 30, 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 20, 2025, entitled "CD-1 Rezoning: 1527 Main Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval in principle of the CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum permitted floor area limits for both the entire Southeast False Creek area and for Area 3C, and to establish a floor space ratio maximum for 1527 Main Street, generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 1527 Main Street", also be approved in principle.
- D. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle 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 20, 2025, entitled "CD-1 Rezoning: 1527 Main Street";
- E. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the amendment to the Noise Control By-law to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 1527 Main Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law, the Sign By-law and the Southeast False Creek Official Development Plan at the time of enactment of the CD-1 By-law.

- 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 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. 10834)

**6. CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street**

An application by Sightline Properties (West 29th Ave) Ltd. was considered as follows:

Summary: To rezone 520-590 West 29th Avenue and 4510-4550 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings and two three-storey townhouses containing 230 rental units. A floor space ratio (FSR) of 3.0 and a maximum height of 21.3 m (70 ft.) are proposed.

The General Manager, 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:

- 66 pieces of correspondence in support of the application; and
- 185 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**

\* \* \* \* \*

*During the hearing of speakers, it was*

*MOVED by Councillor Fry*

*SECONDED by Councillor Montague*

*THAT under section 2.8 (c) of the Procedure By-law, Council extend the meeting past 10 pm to complete the business on the agenda.*

*CARRIED UNANIMOUSLY AND*

*BY THE REQUIRED MAJORITY*

*(Councillors Bligh and Zhou absent for the vote)*

\* \* \* \* \*

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

The following spoke in support of the application:

- Alex Hackney

The following spoke in opposition to the application:

- Lauren Shu
- Nicholas Shewchuck
- Olive Yu
- So-Lin Sham
- Marilyn Chi-May Leung
- Rob McMorran
- Arnold Da Silva
- Morgan Wong
- Daniel Au
- Vicar Li
- Ka Pong Chang
- David Liang

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 10:55 pm.



## **Applicant Closing Comments**

None.

## **Staff Closing Comments**

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

## **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT the application by Sightline Properties (West 29th Ave) Ltd., the registered owner of the lands located at 520-590 West 29th Avenue and 4510-4550 Ash Street [PID 031-644-601; Lot A Block 760 District Lot 526 Group 1 New Westminster District Plan EPP118341], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 to 3.0 and the maximum building height from 11.5 m (38 ft.) to 21.3 m (70 ft.) with additional height for mechanical appurtenances, to permit the development of a two six-storey residential buildings and two three-storey townhouses containing 230 rental housing units, generally as presented in the Referral Report dated May 20, 2025, entitled “CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash 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 Yamamoto Architecture Inc. received July 25, 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 20, 2025, entitled “CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and

any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No.10835)  
(Councillor Bligh absent for the vote)

## **ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 11:09 pm.

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