



PUBLIC HEARING MINUTES

JULY 10, 2025

A Public Hearing of the City of Vancouver was held on Thursday, July 10, 2025, at 6:00 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 Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Brian Montague

CITY CLERK'S OFFICE:

Lesley Matthews, Acting 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. Planning Incentives for High Performance Buildings in the Zoning & Development By-law

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

Summary: To amend the existing voluntary incentives for high performance buildings in the Zoning and Development By-law to extend their duration to 2030 to reflect the City's climate targets and continue supporting high-performance builders; to replace the current incentive for larger buildings with one that is more effective; and to develop embodied carbon limits for the voluntary incentive for smaller buildings to reduce the embodied emissions associated with building materials and designs.

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
- one piece of correspondence in opposition to the application.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

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

The following spoke in support of the application:

- Gavin McLeod
- Shaun St-Amour
- Mat Turner
- Barb Silverthorn
- Charlie Keay

The speakers list and receipt of public comments closed at 6:32 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update and extend the existing incentives for high performance buildings generally as presented in Appendix A of the Referral Report dated May 21, 2025, entitled “Planning Incentives for High Performance Buildings in the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally as presented in Appendix A of the above-noted report.

- B. THAT subject to approval of A above, Council approve, in principle, the application to amend the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law to include a consequential amendment generally as presented in Appendices B and C of the Referral Report dated May 21, 2025, entitled “Planning Incentives for High Performance Buildings in the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law, generally as presented in Appendices B and C of the above-noted report.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to develop embodied carbon limits for use with the incentive in the Zoning and Development By-law for smaller high-performance buildings, in consultation with industry, for implementation in 2026.

CARRIED UNANIMOUSLY (Vote No. 10855)

2. Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law

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

Summary: To amend the Zoning and Development By-law to facilitate the installation of Electric Vehicle Charging Equipment. These amendments clarify that the installation of EV charging equipment is exempt from the requirement for a development permit and will help enable continued growth in the home, workplace, and public charging network.

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

Summary of Correspondence

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

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

The following provided general comments on the application:

- Lewis N Villegas

The speakers list and receipt of public comments closed at 6:46 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate the installation of Electric Vehicle Charging Equipment, generally in accordance with Appendix A of the Referral Report dated May 21, 2025, entitled "Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law".
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented

in Appendix A of the Referral Report dated May 21, 2025, entitled “Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law”.

CARRIED UNANIMOUSLY (Vote No. 10856)

3. Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land

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

Summary: To amend the Zoning and Development By-law to clarify that, at the development permit stage, the City has the authority to condition requirements for public amenities, facilities or utilities, or land for those purposes. These changes include amendments to Section 4, the introduction of a new general Schedule I, and related updates to district schedules and the Latecomer Policy.

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:

- one piece of correspondence in opposition to the application.

Staff Opening Comments

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At this point in the meeting, it was

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

THAT Council waive the staff presentation for item 3.

CARRIED UNANIMOUSLY

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

Applicant Comments

None.

Speakers

The Mayor called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:56 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to enable the authority to impose development permit conditions for public amenities, facilities, utilities and land generally as presented in Appendix A of the Referral Report dated May 20, 2025, entitled “Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law, generally as presented in Appendix A of the above-noted report.
- B. THAT at the time of the enactment of the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Latecomer Policy generally as presented in Appendix B of the Referral Report dated May 20, 2025, entitled “Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land”.
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 10857)

4. Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street

An application by Alabaster Developments Ltd was considered as follows:

Summary: To rezone 859-883 East 33rd Avenue and 4895 St. Catherines Street from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 2.40 is 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;
- 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 and, along with staff from Engineering Services, 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 provided general comments on the application:

- Sarah MacLeod
- Lourette Swanepoe

The speakers list and receipt of public comments closed at 7:23 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

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

- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 859 East 33rd Avenue [*PID 015-645-193; Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*],
- Madan Mohan Dhir and Darshana Devi Dhir, the registered owners of 871 East 33rd Avenue [*PID 015-645-207; Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*],
- Maria Fatima Cunha, the registered owner of 883 East 33rd Avenue [*PID 002-897-814; The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3 District Lots 391 and 392 Plan 344*], and
- Maria De Fatima Cunha, the registered owner of 4895 St. Catherines Street [*PID 010-127-631; Amended Lot 8 (see 514872L) of Lot 5 Block 3 District Lots 391 and 392 Plan 344*],

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated May 20, 2025, entitled "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street", be approved in principle;

FURTHER THAT the draft zoning amendment 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 above approval 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 "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street";

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 zoning amendment by-law.

- 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. 10858)

5. CD-1 Rezoning: 414-420 West Pender Street

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

Summary: To rezone 414-420 West Pender Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey mixed-use building containing 88 rental units and commercial space on the ground floor. A floor space ratio (FSR) of 9.44 and a height of 36.4 m (119.5 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:

- one piece of correspondence in opposition to the application.

Staff Opening Comments

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At this point in the meeting, it was

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

THAT Council waive the staff presentation for item 5.

CARRIED UNANIMOUSLY

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None.

Applicant Comments

The applicant provided opening comments and responded to questions.

Speakers

The Mayor called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 7:41 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

- A. THAT the application by Fastmark Development Corp. on behalf of 1447047 B.C. Ltd. the registered owner of the lands located at 414-420 West Pender Street [*Lots 7 and 8 Block 35 District Lot 541 Plan 210; PIDs 015-488-179 and 015-488-187 respectively*], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 9.44 and the maximum building height from 32 m (105 ft.) to 36.4 m (119.5 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 12-storey, mixed-use building containing 88 rental units, with ground floor commercial uses, generally as presented in the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 414-420 West Pender 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 GWA Architecture, received February 8, 2024, with revised drawings received on October 23, 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: 414-420 West Pender 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 the heritage designation of the retained heritage façade at 414-420 West Pender Street [*Lots 7 and 8 Block 35 District Lot 541 Plan 210; PIDs 015-488-179 and 015-488-187 respectively*] 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 May 20, 2025, entitled "CD-1 Rezoning: 414-420 West Pender Street", prior to enactment of the CD-1 By-law.

- D. 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 20, 2025, entitled "CD-1 Rezoning: 414-420 West Pender Street", be approved.
- E. 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: 414-420 West Pender 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.

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. 10859)

6. CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue

An application by Longpre Architecture was considered as follows:

Summary: To amend CD-1 (198) By-law No. 6254 to create a sub-area for 1700-1750 West 75th Avenue, known as Angus East Lands, to permit additional land uses aligned with the I-2 (Industrial) District Schedule, including a privately-owned child day care facility, as well as school uses, including "School – Elementary or Secondary". The proposal contains no changes to the form of development.

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

Summary of Correspondence

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

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

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 7:52 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

- A. THAT the application by Longpre Architecture, on behalf of Angus Corporate Centre Ltd., the registered owner of the lands located at 1700-1750 West 75th Avenue [*PID 017-390-427; Lot B District Lots 307, 317 and 5966 Plan LMP810*] to amend the text of CD-1 (Comprehensive Development) District (198) By-law No. 6254 to permit additional uses, generally as presented in the Referral Report dated May 20, 2025, entitled "CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue", be approved in principle;

FURTHER THAT the draft CD-1 (198) By-law No. 6254, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

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

- B. THAT A 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; 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. 10860)

7. CD-1 Rezoning: 4001-4009 Knight Street & 1348 East 24th Avenue

An application by Joe Carreira was considered as follows:

Summary: To rezone 4001-4009 Knight Street and 1348 East 24th Avenue from RM-1 (Residential) District and C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 23-storey mixed-use building containing 233 strata residential units, a 37-space turn-key childcare facility for City ownership, and commercial space on the ground floor. A floor space ratio (FSR) of 10.79 and a height of 76.9 m (252 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended refusal of the application as outlined 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:

- 23 pieces of correspondence in support of the application;
- 27 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 provided a presentation 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:

- Devon Hussack
- Geoff Lister
- Vickie Morris
- Janet Burgess
- Olivia Reynolds
- Allison Humphreys
- Cathy Poole
- Rebecca Hartley
- Jasmine McEachern
- Bobo Eyrich
- Angelo Pupo

The following spoke in opposition to the application:

- Lewis N Villegas
- Manwul de los Reyes

The following provided general comments on the application:

- Tasha Ashmore
- Brandon Li

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During the hearing of speakers, it was

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT under Section 2.8 (c) of the Procedure By-law, Council extend the meeting past 10:00 pm in order to complete item 7.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The speakers list and receipt of public comments closed at 10:01 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments.

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

- A. THAT the application by Joe Carreira on behalf of Conwest (4001 Knight) GP Ltd. Inc., the registered owner of the lands located at 4001-4009 Knight Street and 1348 East 24th Avenue [*Lot C Block L District Lot 301 Plan 12342 and Lot 5, Except Part In Reference Plan 8408, Block L District Lot 301 Plan 187; PIDs 008 906-441 and 015-640-515 respectively*], to rezone the lands from C-2 (Commercial) and RM-1 (Residential) Districts to CD 1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 and 3.7 to 10.79 and the maximum building height from 10.7 m (35.1 ft.) and 22.0 m (72.2 ft.) respectively to 74.1 m (243 ft.) with additional height for the portion with rooftop amenity and mechanical equipment, to permit the development of a 23-storey mixed-use building containing 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor, 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: 4001-4009 Knight Street & 1348 East 24th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for the CD-1 By-law, generally as prepared by Franc Architecture, received March 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 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: 4001-4009 Knight Street & 1348 East 24th Avenue", be approved in principle;

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

- C. 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: 4001-4009 Knight Street & 1348 East 24th 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.

- 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.

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During debate on the motion, Mayor Sim relinquished the Chair to Acting Mayor Klassen in order to provide comments and resumed the role of Chair once finished.

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Following debate, the motion was put and CARRIED UNANIMOUSLY (Vote No. 10861) with Councillor Orr abstaining from the vote.

ADJOURNMENT

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:51 pm.

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