



## **PUBLIC HEARING MINUTES**

**SEPTEMBER 16, 2025**

A Public Hearing of the City of Vancouver was held on Tuesday, September 16, 2025, at 6:04 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened in person and via electronic means as authorized under Section 559.03 of the *Vancouver Charter*.

**PRESENT:**

Mayor Ken Sim  
Councillor Lisa Dominato  
Councillor Pete Fry\*  
Councillor Sarah Kirby-Yung\*  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Lucy Maloney  
Councillor Brian Montague  
Councillor Sean Orr  
Councillor Lenny Zhou

**ABSENT:**

Councillor Rebecca Bligh (Leave of Absence – Civic Business)

**CITY CLERK'S OFFICE:**

Tina Penney, Deputy City Clerk  
Cassia Nasralla, 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. Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan**

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 introduce new standardized R3 low-rise, R4 mid-rise and R5 high-rise residential district schedules and to rezone certain areas of the Broadway Plan and the Cambie Corridor Plan. In many cases, this initiative would eliminate the need to apply for a rezoning, enabling applicants to proceed directly to a development permit application. Where a site-specific rezoning application is necessary, applicants may rezone to the new standardized district schedules rather than a customized CD-1 district.

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

Council had before it a yellow memorandum dated September 2, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan – Amendment to Council Report", which noted corrections to Appendix A and Appendix I of the Referral Report dated June 30, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan".

Council also had before it a second yellow memorandum dated September 12, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan – Amendments to Council Report and Draft Zoning and Development By-law", which determined a correction was required to remove three sites, comprised of seven parcels, from the City-initiated rezoning. The yellow memorandum directed that the three CD-1 By-laws for the sites be excluded from the City-initiated rezoning, which impacted the Referral Report dated June 30, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan", and the Draft By-law to amend the Zoning and Development By-law.

### **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:

- 61 pieces of correspondence in support of the application;
- 217 pieces of correspondence in opposition to the application; and
- eight pieces of correspondence dealing with other aspects of the application.

## **Staff Opening Comments**

General Manager of Planning, Urban Design and Sustainability, provided an introduction. Staff from Planning, Urban Design and Sustainability provided a presentation and, along with staff from Legal Services, responded to questions.

## **Applicant Comments**

The Applicant, who is the General Manager of Planning, Urban Design and Sustainability, responded to questions.

\* \* \* \* \*

*During questions to staff and the applicant, it was*

*MOVED by Councillor Fry*

*SECONDED by Councillor Klassen*

*THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.*

*CARRIED UNANIMOUSLY*

*(Councillor Kirby-Yung absent for the vote)*

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## **Speakers**

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

The following spoke in support of the application:

- Peter Dowdy
- Michelle Spencer
- Harmon Moon
- Michael Mortensen
- Russil Wvong
- Bobo Eyrich
- Reilly Wood
- Ruofan Wang
- Chengyan Boon
- Taylor Curran
- Peter Waldkirch
- Michael O'Shaughnessy

The following spoke in opposition to the application:

- Rohana Rezel

- Kirsten Severson
- C Stien
- Stanley Lee
- Ruth Cherry
- Andrew Nichols
- Andy Pollard
- Heidi Nucklaus
- Joel Short
- Ben Johnstone
- Kathleen Williams
- Teresa Alfeld
- Erin Grzybowski
- Andrew Leon
- Douglas Lloyd Webber
- Sal Robinson
- Tanya Webking
- Stephen Bohus
- Jaxon Slaney
- Mike Mangan
- Mike Hanafin
- Mary Irvine
- Sarah MacLeod
- Pamela Fitzpatrick
- Carey Murphy
- Louise Boilevin
- Barbara May
- Sean MacPherson
- Jeannie Barton
- James Lloyd
- Vik Khanna
- Duncan Saunders

The following provided general comments on the application:

- Peter V
- Leslie Canavan
- Jennifer O'Keeffe
- Arthur Corber
- Stacy Ashton
- Allen Mitro
- Whitney Derber
- Ian Dotting
- Tracy Moyer

\* \* \* \* \*

*At 9:51 pm, it was*

*MOVED by Councillor Montague*

*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 hearing from speakers and close the speakers list and receipt of public comments for item 1;*

*FURTHER THAT Council refer closing comments, questions to staff, and debate and decision on item 1 to the Council meeting on October 7, 2025, as Unfinished Business.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

The speakers list and receipt of public comments closed at 10:59 pm.

## **ADJOURNMENT**

MOVED by Councillor Montague

SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

The Public Hearing adjourned at 10:59 pm.

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