



PUBLIC HEARING MINUTES

SEPTEMBER 18, 2025

A Public Hearing of the City of Vancouver was held on Thursday, September 18, 2025, at 6:01 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:

Councillor Peter Meiszner, Acting Mayor
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:

Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Rebecca Bligh (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Alyse Stewart, Meeting Coordinator

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. Miscellaneous Amendments Concerning Various CD-1 By-laws

An application by 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 (899) for 3352-3384 Vanness Avenue and 3347 Clive Avenue, CD-1 (895) for 848 Seymour Street, and CD-1 (897) for 1026-1108 West 41st Avenue. The amendments would amend two by-laws to increase the allowable height and one by-law to correct an error in the calculation of density.

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 from the General Manager of Planning, Urban Design and Sustainability dated August 26, 2025, entitled “Rezoning: Miscellaneous Amendments Concerning Various CD-1 By-laws – Proposed Height Amendment to CD-1 (899) By-law No. 14333 (3352-3384 Vanness Avenue and 3347 Clive Avenue)”, which noted corrections to increase the height provisions by 1 m (3 ft.) in Appendix A of the Referral Report dated July 22, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws”. The yellow memorandum notes that the increase does not impact Protected Public Views or shadowing on nearby parks.

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

The speakers list and receipt of public comments closed at 6:11 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability noted all approvals in principle on this item are to be in accordance with the yellow memorandum dated August 26, 2025, entitled “Rezoning: Miscellaneous Amendments Concerning Various CD-1 By-laws – Proposed Height Amendment to CD-1 (899) By-law No. 14333 (3352-3384 Vanness Avenue and 3347 Clive Avenue)”.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT Council approves the application to:
- (i) amend CD-1 (899) By-law No. 14333 for 3352-3384 Vanness Avenue and 3347 Clive Avenue to increase the permitted height, generally as presented in Appendix A of the Referral Report dated July 8, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws”;
 - (ii) amend CD-1 (895) By-law No. 14279 for 848 Seymour Street to increase the permitted height, generally as presented in Appendix B of the above-noted Report; and
 - (iii) amend CD-1 (897) By-law No. 14324 for 1026-1108 West 41st Avenue to remove the maximum permitted above grade floor space ratio, generally as presented in Appendix C of the above-noted Report;

AND FURTHER THAT Table 1 in Appendix A of the above-noted report be amended and read as follows:

Table 1: Permitted Building Height

Sub-area	Building Height	Building height for portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances
A	94.0 m	104.0 m
B	103.0 m	112.0 m

- 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. 00060)

2. CD-1 Rezoning: 45 East 16th Avenue

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 45 East 16th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey mixed-use building consisting of 145 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 55 m (180 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:

- seven pieces of correspondence in support of the application;
- 49 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 opening comments as well as responded to questions.

Speakers

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

The following spoke in support of the application:

- Nicholas Rae

The following spoke in opposition to the application:

- Mary Irvine
- Stanley Lee
- Hannah Cherniawsky
- Ian Weniger
- Mikaela Ann Smith
- Lewis N Villegas
- Stephen Bohus

The following provided general comments on the application:

- Lynn Bertram

The speakers list and receipt of public comments closed at 7:22 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou

SECONDED by Councillor Kirby-Yung

- A. THAT the application by JTA Development Consultants on behalf of 45 E 16th Holdings Ltd., the registered owners of the lands located at 45 East 16th Avenue [*Lots 16 to 19 of Block 54 District Lot 302 Plan 561; PIDs 004-565-240, 004-565-282, 004-565-321 and 004-565-363 respectively*] to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 55 m (180 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 17-storey mixed-use rental building containing 145 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial uses, generally as presented in the Referral Report dated June 24, 2025, entitled “CD-1 Rezoning: 45 East 16th 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 Studio One Architecture, received April 17, 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 June 24, 2025, entitled "CD-1 Rezoning: 45 East 16th 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 June 24, 2025, entitled "CD-1 Rezoning: 45 East 16th 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 June 24, 2025, entitled "CD-1 Rezoning: 45 East 16th Avenue";

AND 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. 00061)

3. CD-1 Rezoning: 2110 West 5th Avenue

An application by Mondivan Properties Corporation was considered as follows:

Summary: To rezone 2110 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a

20-storey mixed-use building containing 160 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 65.2 m (214 ft.), with additional height for rooftop amenity space, are proposed.

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

Summary of Correspondence

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 21 pieces of correspondence in support of the application; and
- 24 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 as well as responded to questions.

Speakers

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

The following spoke in support of the application:

- Kyle Ross Munroe
- Jaewon Kim
- Joey Yoo
- Chantalle Wilson
- Mitchell Knoepfel
- Peter Tomanek

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas

The following provided general comments on the application:

- Kirsty Lang

The speakers list and receipt of public comments closed at 8:18 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Orr

- A. THAT the application by Mondivan Properties Corporation, on behalf of W5 Arbutus Holdings Ltd., the registered owner of the lands located at 2110 West 5th Avenue [*Lots 8 to 10 of Block 264 District Lot 526 Plan 590; PIDs: 004-499-221, 004-499-239, and 004-499-247*], 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 6.8 and the maximum building height from 10.7 m (35 ft.) to 65.2 m (214 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey mixed-use residential building containing 160 rental units, of which 20% of the residential floor area will be for below-market rental units, and commercial space on the ground floor, generally as presented in the Referral Report dated June 24, 2025, entitled "CD-1 Rezoning: 2110 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 Office of McFarlane Biggar Architects and Designers 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 June 24, 2025, entitled "CD-1 Rezoning: 2110 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 June 24, 2025, entitled "CD-1 Rezoning: 2110 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 the CD-1, generally as set out in Appendix C of the Referral Report dated June 24, 2025, entitled “CD-1 Rezoning: 2110 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. 00062)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:19 pm.

* * * * *