



PUBLIC HEARING MINUTES

OCTOBER 21, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, October 21, 2025, at 6:17 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 Sarah Kirby-Yung* (Leave of Absence – Civic
Business – 6:45 pm onwards)
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Pete Fry (Leave of Absence – Personal Reasons)
Councillor Brian Montague

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies
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. Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence 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 and the Licence By-law to allow more opportunities to permit outdoor cold plunges and saunas in the city. Currently, cold plunges and saunas are only permitted in some zones and are not generally permitted outdoors. The proposed by-law amendments will expand potential locations by allowing them outdoors, and in all commercial and industrial zones.

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:

- 207 pieces of correspondence in support 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 Mayor called three times for speakers for and against the application.

The following spoke in support of the application:

- Julie Elaine Strilesky
- Jonathan Chawla

The speakers list and receipt of public comments closed at 6:36 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 update Beauty and Wellness Centre regulations to allow for outdoor cold plunges and saunas, generally in accordance with Appendix A of the Referral Report dated September 2, 2025, entitled “Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence 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 in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, amendments to the Licence By-law to remove the steam bath licence category and regulations, and amend the Beauty and Wellness Centre definition to include thermal therapy, generally as presented in Appendix B of the Referral Report dated September 2, 2025, entitled “Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Licence By-law, generally in accordance with Appendix B of the above-noted report.

- C. THAT A and B 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 by-laws including zoning by-laws; and
 - (iii) THAT the City and all its officials 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. 11044)

2. Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law

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

Summary: To amend the Zoning and Development By-law, the Downtown Official Development Plan By-law, and the Licence By-law to ensure the City's rules and regulations are relevant, meaningful, and adaptable. The proposed by-law amendments expand the potential locations for Arcade, Adult Retail Store and Restaurant – Class 2 by allowing these uses in more commercial zones. Additionally, the amendments remove outdated restrictions on age of entry and hours of operation, specifically for Arcade and Adult Retail Store.

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 support 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 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, an application to amend the Zoning and Development By-law to modernize business land uses relating to Arcade, Adult Retail Store and Restaurant – Class 2 generally as presented in Appendix A of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

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 subject to approval of A, Council approve, in principle, related amendments to the Downtown Official Development Plan By-law, generally as presented in Appendix B of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Downtown Official Development Plan By-law generally as presented in Appendix B of the above-noted report.

- C. THAT subject to approval of A, Council approve, in principle, related amendments to the Licence By-law generally as presented in Appendix C of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Licence By-law generally as presented in Appendix C of the above-noted report.

- D. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of the Adult Retail Store Guidelines.

- 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 any rezoning by-law; 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. 11045)
(Councillor Kirby-Yung absent for the vote)

3. Rezoning: 678 West 30th Avenue

An application by b Squared Architecture Inc. was considered as follows:

Summary: To rezone 678 West 30th Avenue from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20.

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

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

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 7:13 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT the application by b Squared Architecture Inc., on behalf of 1470216 B.C. Ltd.1, the registered owner of the lands located at 678 West 30th Avenue [*PID 010-691-197; Lot 2 Block 779 District Lot 526 Plan 7206*], to rezone the lands from R1-1 (Residential Inclusive) District to RM 8A (Multiple Dwelling) District, generally as presented in the Referral Report dated September 2, 2025, entitled "Rezoning: 678 West 30th Avenue", 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 of the zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated September 2, 2025, entitled "Rezoning: 678 West 30th 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 zoning amendment by-law.

- 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. 11046)
(Councillor Kirby-Yung absent for the vote)

4. CD-1 Rezoning: 11-15 East 4th Avenue

An application by Oxford Properties Group was considered as follows:

Summary: To rezone 11-15 East 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey mixed-use building containing industrial and office space, with retail space on the ground floor. A floor space ratio (FSR) of 6.3 and a height of 46.5 m (153 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:

- two pieces of correspondence in support 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 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:

- Neil Wyles
- Dan Jordan

The following provided general comments on the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 7:40 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

- A. THAT the application by Oxford Properties on behalf of 11 East 4th Avenue Inc., the registered owner of 11-15 East 4th Avenue [*PID 013-578-561; Lot F Block 18 District Lot 200A Plan 22192*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.30 and the building height from 30.5 m (100 ft.) to 46.5 m (153 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey building, generally as presented in the Referral Report, dated September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th 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 Chernoff Thompson Architects and B+H Architects, received October 4, 2024, and revised July 14, 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 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 September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Referral Report, dated September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th 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 new CD 1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report, dated September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new 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 Klassen

THAT the following be added to the FURTHER THAT in clause A:

“with the addition of Digital Entertainment and Information Communication Technology (DEICT) as an added use with a maximum floor space ratio for all uses combined not exceeding 6.3, except that:

- (a) if the floor space ratio for all uses combined does not exceed 6.0, then the floor space ratio for industrial uses must not be less than 2.0; and
- (b) if the floor space ratio for all uses combined exceeds 6.0, then the floor space ratio for non-industrial uses must not exceed 4.0.”

not put

The amendment having not received a seconder, was not put.

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the following be added to the FURTHER THAT in clause A:

“with the maximum floor space ratio for all uses combined not exceeding 6.3, except that:

- (a) if the floor space ratio for all uses combined does not exceed 6.0, then the floor space ratio for industrial uses must not be less than 2.0; and
- (b) if the floor space ratio for all uses combined exceeds 6.0, then the floor space ratio for non-industrial uses must not exceed 4.0;”

CARRIED UNANIMOUSLY (Vote No. 11047)
(Councillor Kirby-Yung absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11048) with Councillor Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT the application by Oxford Properties on behalf of 11 East 4th Avenue Inc., the registered owner of 11-15 East 4th Avenue [*PID 013-578-561; Lot F Block 18 District Lot 200A Plan 22192*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.30 and the building height from 30.5 m (100 ft.) to 46.5 m (153 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey building, generally as presented in the Referral Report, dated September 2, 2025, entitled “CD-1 Rezoning: 11-15 East 4th 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, with the maximum floor space ratio for all uses combined not exceeding 6.3, except that:

- (a) if the floor space ratio for all uses combined does not exceed 6.0, then the floor space ratio for industrial uses must not be less than 2.0; and
- (b) if the floor space ratio for all uses combined exceeds 6.0, then the floor space ratio for non-industrial uses must not exceed 4.0;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chernoff Thompson Architects and B+H Architects, received October 4, 2024, and revised July 14, 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 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 September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Referral Report, dated September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th 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 new CD 1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report, dated September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new 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.

5. CD-1 Rezoning: 1676 West 11th Avenue

An application by Villa Capri Enterprises Ltd. was considered as follows:

Summary: To rezone 1676 West 11th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 176 market rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.6 and a 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:

- one piece of correspondence in support of the application;
- three 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:

- Lewis N Villegas
- Stephen Bohus

The following provided general comments on the application:

- Barbara Neff

The speakers list and receipt of public comments closed at 8:31 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

- A. THAT the application by Villa Capri Enterprises Ltd., the registered owner of the lands located at 1676 West 11th Avenue [*Lots 2 to 4 Block 389 District Lot 526 Plan 1949; PIDs 013-453-505, 013-453-521, and 013-453-556 respectively*], to rezone the lands from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.6 and the building height from 36.6 m (120 ft.) to 61 m (200 ft.) to permit a 19-storey residential building, containing 176 market rental 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 September 2, 2025, entitled "CD-1 Rezoning: 1676 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 W. T. Leung Architects Inc., received December 20, 2023, and May 26, 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 September 2, 2025, entitled "CD-1 Rezoning: 1676 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 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. 11049)
(Councillor Kirby-Yung absent for the vote)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:32 pm.

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