



PUBLIC HEARING MINUTES

OCTOBER 23, 2025

A Public Hearing of the City of Vancouver was held on Thursday, October 23, 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:

Deputy Mayor Peter Meiszner
Councillor Lisa Dominato
Councillor Pete Fry*
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Mayor Ken Sim (Leave of Absence – Civic Business)
Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Sarah Kirby-Yung (Leave of Absence – Civic Business)
Councillor Mike Klassen (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Deputy 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 Deputy 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. Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management

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, the Building By-law, the Heritage Conservation Area Official Development Plan (HCA ODP), and various CD-1 by-laws, including the following:

- CD-1 (211) By-law No. 6314 for 2502 East 26th Avenue
- CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Avenue
- CD-1 (214) By-law No. 6317 for 2960 East 29th Avenue
- CD-1 (218) By-law No. 6321 for 3301-3347 Clive Avenue and 3330 Vanness Avenue
- CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Avenue and 4400-4402 Kaslo Street
- CD-1 (225) By-law No. 6363 for 5092 McHardy Street and 3263- 3277 and 3311-3327 Vanness Avenue
- CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Road

The Building By-law update to city-wide rainwater management requirements will mitigate the impacts of development on sewer system capacity, reduce application-triggered sewer capacity reviews and upgrade requirements, and help meet regulatory obligations.

Amendments to the Zoning and Development By-law and the various CD-1 by-laws are proposed to eliminate area-specific stormwater requirements.

Amendments to the Heritage Conservation Area Official Development Plan (HCA ODP) are proposed to eliminate stormwater guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines.

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.

* * * * *

At this point in the meeting, it was

MOVED by Councillor Zhou

SECONDED by Councillor Dominato

THAT Council waive the staff presentation for item 1.

CARRIED UNANIMOUSLY

* * * * *

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

The Deputy 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 6:11 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, amendments to the Building By-law regarding rainwater management regulations for new buildings, generally as presented in Appendix A of the Referral Report dated August 19, 2025, entitled "Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Building By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT subject to approval of A, Council approve, in principle, an application to amend the Zoning and Development By-law to eliminate storm water requirements from the First Shaughnessy District Schedule, generally as presented in Appendix B of the Referral Report dated August 19, 2025, entitled "Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management";

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 B of the above-noted report.

- C. THAT subject to approval of B, Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) to eliminate storm water guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) generally as presented in Appendix C of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix C of the above-noted report.

- D. THAT subject to approval of A, Council approves, in principle, applications to:
- (i) amend CD-1 (211) By-law No. 6314 for 2502 East 26th Avenue, to eliminate storm water requirements, generally as presented in Appendix D of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;
 - (ii) amend CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Avenue, to eliminate storm water requirements, generally as presented in Appendix E of the above-noted report;
 - (iii) amend CD-1 (214) By-law No. 6317 for 2960 East 29th Avenue, to eliminate storm water requirements, generally as presented in Appendix F of the above-noted report;
 - (iv) amend CD-1 (218) By-law No. 6321 for 3301-3347 Clive Avenue and 3330 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix G of the above-noted report;
 - (v) amend CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Avenue and 4400-4402 Kaslo Street, to eliminate storm water requirements, generally as presented in Appendix H of the above-noted report;
 - (vi) amend CD-1 (225) By-law No. 6363 for 5092 McHardy Street and 3263-3277 and 3311-3327 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix I of the above-noted report; and
 - (vii) amend CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Road, to eliminate storm water requirements, generally as presented in Appendix J of the above-noted report.
- E. THAT subject to approval of D, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and

Sustainability be instructed to bring forward for approval amendments to the Joyce Station Area CD-1 Guidelines (Vanness Avenue North, Rae Avenue & 5000-5300 Blocks Boundary Road) (By-law No. 6528) to eliminate storm water requirements, generally as presented in Appendix K of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management.”

- F. THAT subject to approval of A, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Transit-Oriented Areas Rezoning Policy to eliminate site-specific rainwater management requirements, generally as presented in Appendix L of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”.

CARRIED UNANIMOUSLY (Vote No. 11061)
(Councillor Fry absent for the vote)

2. Rezoning: 5770-5790 Granville Street

An application by Tera Development was considered as follows:

Summary: To rezone 5770-5790 Granville Street from R1-1 (Residential Inclusive) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building with a partial storey for rooftop amenity space with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 3.40 and height of 22.0 m (72 ft.) are proposed.

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 October 23, 2025, entitled “Rezoning: 5770-5790 Granville Street – Change of ownership between referral and public hearing”, which noted the change in ownership of the property since referral.

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.

* * * * *

At this point in the meeting, it was

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council waive the staff presentation for item 2.

CARRIED UNANIMOUSLY

* * * * *

Staff Opening Comments

None

Applicant Comments

None.

Speakers

The Deputy 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 6:19 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 October 23, 2025, entitled "Rezoning: 5770-5790 Granville Street – Change of ownership between referral and public hearing."

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

- A. THAT the application, by Tera Development on behalf of 1549113 B.C. Ltd.1, the registered owner of *5770-5790 Granville Street [Lots 3 and 4 of Lot 1 Block 6 District Lot 526 Plan 5486; PIDs PID 011-141-689 and 006-498-205, respectively]*, to rezone the lands from R1-1 (Residential Inclusive) District to RR-3B (Residential Rental) District, generally as presented in the Referral Report

dated September 2, 2025, entitled “Rezoning: 5770-5790 Granville 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 September 2, 2025, entitled “Rezoning: 5770-5790 Granville 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 September 2, 2025, entitled “Rezoning: 5770-5790 Granville 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 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. 11062)
(Councillor Fry absent for the vote)

3. CD-1 Rezoning - 1366 West 12th Avenue

An application by the BFA Studio Architects was considered as follows:

Summary: To rezone 1366 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey rental building containing 180 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.50 and a height of 60.0 m (197 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.

Council had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated October 17, 2025, entitled "CD-1 Rezoning: 1366 West 12th Avenue – Amendments to Recommendation A", which noted the change in rezoning of the subject property from RM-3 (Residential) District to the R5-4 (Residential) District and R3-3 (Residential) District.

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.

Staff Opening Comments

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

Applicant Comments

The applicant provided opening comments.

Speakers

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

The following spoke in opposition to the application:

- Stephen Bohus
- James Graham

The speakers' list and receipt of public comments closed at 6:46 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 October 17, 2025, entitled “CD-1 Rezoning: 1366 West 12th Avenue – Amendments to Recommendation A.

Council Decision

MOVED by Councillor Zhou

SECONDED by Councillor Dominato

- A. THAT the application by BFA Studio Architects, on behalf of 1366W12 Holdings Ltd. the registered owner of the lands located at 1366 West 12th Avenue [*Lot 3 to Lot 5, Block 412 District Lot 526 Plan 1276; PIDs 013-490-877, 013-490-885 and 013-490-893 respectively*], to rezone the lands from R5-4 (Residential) District and R3-3 (Residential) District respectively to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.5 and 2.4 respectively to 6.5 and the maximum building height from 84 m (276 ft.) and 27.5 m (90 ft.) respectively to 60 m (197 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey rental building with 20% of the residential floor area for below-market rental units, generally as presented in the Referral Report dated September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 BFA Studio Architects, received July 10, 2024 and supplemental plans received November 12, 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 to 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. 11063)

4. CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street

An application by Marcon was considered as follows:

Summary: To rezone 516-536 West Pender Street and 501-515 Richards Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey mixed-use building with hotel, commercial and office uses. A floor space ratio (FSR) of 20.66 and a height of 95.5 m (313 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:

- 20 pieces of correspondence in support of the application;
- One piece of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The Applicant responded to questions.

Speakers

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

The following spoke in support of the application:

- Dustin La Prairie
- Cassandra Zerebeski
- Gwendal Castellan

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 Fry

SECONDED by Councillor Dominato

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

- 500 W Pender Holdings (No. 1) Ltd. and 500 W Pender Holdings (No.2) Ltd., the registered owners of the lands located at 516-536 West Pender Street and 501 Richards Street [*Lots 4 to 7 Block 34 District Lot 541 Plan 210 and Lots 8 to 10, Except the South 50 feet, Block 34 District Lot 541 Plan 210; PIDs 006-033-342, 013-654-730, 013-654-748, 013-654-772, 013-998-641, 013-998-650, and 013-998-676, respectively*]; and
- Lumbermens Building Corp., the registered owner of the land located at 509-515 Richards Street [*PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 20.66 and the maximum building height from 91.4 m (300 ft.) to 95.5 m (313 ft.), to permit the development of a 29-storey mixed-use building, generally as presented in the Referral Report dated September 2, 2025, entitled "CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 Henriquez Partners Architects, received February 15, 2023 and supplemental plans received January 6, 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 the heritage designation of the West Pender Street facade of the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street *[PID 006-033-342; Lot 4 Block 34 District Lot 541 Plan 210]*, and the Richards Street façade (with partial cornice return on the north and south elevations) of the existing building known as the “Lumbermen’s Building”, located at 509 Richards Street *[PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210]*, as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, prior to enactment of the CD-1 By-law.

- C. THAT subject to approval in principle of the rezoning, the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street *[PID 006-033-342; Lot 4 Block 34 District Lot 541 Plan 210]*, be added to the Vancouver Heritage Register.
- D. 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, be approved;

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.

- 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 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. 11064)

5. Rezoning: 1401-1455 East 49th Avenue - WITHDRAWN

ADJOURNMENT

MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:12 pm.

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