



PUBLIC HEARING MINUTES

OCTOBER 30, 2025

A Public Hearing of the City of Vancouver was held on Thursday, October 30, 2025, at 6:03 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:

Councillor Mike Klassen, Chair
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

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

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Julie Emmerson, Meeting Coordinator

WELCOME

Council agreed to have Councillor Klassen be the interim Chair in the absence of Mayor Sim and at the request of Acting Mayor Montague.

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. Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)

An application by BC Housing was considered as follows:

Summary: To replace the enacted Housing Agreement with a new Housing Agreement for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street) to allow the conversion of 81 previously approved market rental units to social housing units.

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;
- 14 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 opening comments and responded to questions.

Applicant Comments

The Applicant provided a presentation and responded to questions and comments.

Speakers

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

The following spoke in opposition to the application:

- Kevin Hughes

The following provided general comments on the application:

- Paul Hecht

The speakers list and receipt of public comments closed at 6:36 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Orr

- A. THAT the application to replace condition of Enactment 2.8 in Appendix B – Part 2 of the Referral Report dated September 2, 2025, entitled, “Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)” in RTS 14508 (the “Original Housing Agreement Condition” with the condition described in and as set out in Appendix A (the “Modified Housing Agreement Condition”) be approved;
- B. THAT subject to approval of the application, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment, 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 of the Referral Report dated September 2, 2025, entitled, “Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)”.
- C. THAT A to B of the Referral Report dated September 2, 2025, entitled, “Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)” 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 of the above-noted report;
 - (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 of the above-noted report; 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 of the above-noted report.

CARRIED (Vote No. 11080)
(Councillors Kirby-Yung and Meiszner abstained from the vote)

2. CD-1 Rezoning: 1111 Broughton Street

An application by Arcadis Architects (Canada) Inc. was considered as follows:

Summary: To rezone 1111 Broughton Street from RM-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey residential building containing 136 social housing units. A floor space ratio (FSR) of 18.8 and a height of 81.0 m (266 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:

- 25 pieces of correspondence in support of the application;
- 42 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.

Staff noted an error in the referral report and confirmed that the correction had been made in the Summary and Recommendations prior to the distribution of the agenda.

Applicant Comments

The Applicant provided opening comments.

Speakers

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

The following spoke in support of the application:

- Jordan Bultitude
- Landon Hoyt
- Parker Zhang
- Louis Mercier
- Karim Virjee
- Bobo Eyrich

The following spoke in opposition to the application:

- Diane Cote
- Rachel Schechter

- Helga Pakasaar
- Peter Tivy
- Emilia Alvarez
- Quinton Carlin
- Kandi Dibley
- Alison Pickford

The speakers list and receipt of public comments closed at 8:24 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Orr
SECONDED by Councillor Dominato

- A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of The Bloom Group Nicholson Housing Society (Bloom Group), the registered owner of the lands located at 1111 Broughton Street [*PID 015-758-966; The North 1/2 of Lot 20 Block 48 District Lot 185 Plan 92*], to rezone the lands from RM-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 18.8 and the building height from 18.3 m (60 ft.) to 81.0 m (266 ft.) to permit a 25-storey residential building with rooftop amenity, containing 136 social housing units, generally as presented in the Referral Report dated September 2, 2025, entitled, "CD-1 Rezoning: 1111 Broughton 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 Arcadis, received January 7, 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, "dated September 2, 2025, entitled, "CD-1 Rezoning: 1111 Broughton 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 and B 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 (Vote No. 11081)
(Councillors Meiszner and Montague in opposition)

3. CD-1 Rezoning - 270 East 13th Avenue

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 270 East 13th Avenue from RM3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 167 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 62.8 m (206 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:

- Four pieces of correspondence in support of the application;
- 14 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 responded to questions.

Applicant Comments

The Applicant provided opening comments and responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Ruth Cherry
- Lewis N Villegas
- Stephen Bohus
- Gordon Mark MacKenzie

The speakers list and receipt of public comments closed at 9:41 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 22, 2025, entitled "CD-1 Rezoning: 270 East 13th Avenue – Amendments to Recommendation A.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Orr

- A. THAT the application by JTA Development Consultants, on behalf of Alexander Manor Holdings Ltd., the registered owner of the lands located at 270 East 13th Avenue [Lots 7 to 9 Block 111 District Lot 301 Plan 187; PID 015-607-658, 015-607-682, 012-076-198 respectively], to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 6.8 and the maximum building height from 27.5 m (90 ft.) to 62.8 m (206 ft.) with additional height for the portion with rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 167 rental units, with a minimum of 20% of the residential floor area

secured as below-market rental units, with commercial space on the ground floor, be approved in principle of the Referral Report dated September 2, 2025, entitled, "CD-1 Rezoning: 270 East 13th Avenue";

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 Inc., received February 1, 2024, and supplemental plans received April 16, 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: 270 East 13th 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 Page 2 of 2 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 September 2, 2025, entitled "CD-1 Rezoning: 270 East 13th 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 September 2, 2025, entitled, "CD-1 Rezoning: 270 East 13th 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 of the above-noted report.

- 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 of the Referral Report dated September 2, 2025, entitled, "CD-1 Rezoning: 270 East 13th Avenue";
 - (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 of the above-noted report;

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. 11082)

ADJOURNMENT

MOVED by Councillor Dominato
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:44 pm.

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