



PUBLIC HEARING MINUTES

NOVEMBER 13, 2025

A Public Hearing of the City of Vancouver was held on Thursday, November 13, 2025, at 6:02 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, Chair* (Leave of Absence – Civic Business – 7 pm onwards)
Acting Mayor Lisa Dominato
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT: Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Pete Fry (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, 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. CD-1 Rezoning: 6486 Chester Street

An application by LPI Management Ltd. was considered as follows:

Summary: To rezone 6486 Chester Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential rental building containing 116 units and a replacement one-level public utility building. A floor space ratio (FSR) of 2.90 and a height of 20.5

m (67 ft.), with additional height for common rooftop amenity space or mechanical appurtenances, 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 being scheduled to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 10 pieces of correspondence in support of the application; and
- 14 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 a presentation and responded to questions.

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During the hearing of speakers, Mayor Sim went on a leave of absence and passed the Chair to Acting Mayor Dominato for the remainder of the meeting.

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Speakers

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

The following spoke in support of the application:

- Pall Beesla
- Rob Nijjar
- Gurvir Singh
- Joey Bains

The following spoke in opposition to the application:

- Frank Hangler
- Fiona Hunt
- Jennifer Taddei
- Stephanie Chan

The speakers' list and receipt of public comments closed at 7:04 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT the application by LPI Management Ltd., on behalf of TL Fairfax Property Inc¹, the registered owner of the lands located at 6486 Chester Street [*PID 007-693-621; Lot A Block 2 District Lot 662 Plan 15183*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 2.90 and the maximum building height from 11.5 m (38 ft.) to 20.5 m (67 ft.) with additional height for common rooftop amenity space or mechanical appurtenances, to permit the development of a six-storey residential rental building containing 116 units and a one-level public utility building for telecommunications purposes, generally as presented in the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 6486 Chester 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 Yamamoto Architecture Inc., received April 15, 2025, and amended plans received July 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 23, 2025, entitled "CD-1 Rezoning: 6486 Chester 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.

¹ Represented by Telus Communications

- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 6486 Chester 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 CD-1 By-law.
- D. THAT A to C 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. 11134)
(Mayor Sim absent for the vote)

2. CD-1 Rezoning: 2090 West 1st Avenue

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 2090 West 1st Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 176 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 6.80 and a height of 65.1 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:

- three pieces of correspondence in support of the application; and
- 44 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.

Speakers

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

The following spoke in opposition to the application:

- Susan Hynes
- Renee Pede

The speakers' list and receipt of public comments closed at 7:53 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT the application by JTA Development Consultants, on behalf of TKT Holdings (Canada) Ltd., the registered owner of the lands located at 2090 West 1st Avenue:

- *Lot A (Reference Plan 550) of Lots 1 and 2 Block 215 District Lot 526 Plan 590; PID 011-692-880;*
- *Lots 1 and 2 Block 215 District Lot 526 Plan 590 Except Plan 550; PIDs 011-692-910 and 011-692-936, respectively; and*
- *Lot 3 to 6 Block 215 District Lot 526 Plan 590; PIDs 011-692-952, 011-692-961, 011-692-979, and 011-692-995 respectively;*

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.0 to 6.80

and the building height from 27.5 m (90 ft.) to 65.1 m (214 ft.) to permit a 20-storey mixed-use building, containing 176 rental units, of which 20% of the residential floor area will be secured as below-market rental units and commercial space on the ground floor, generally as presented in the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st 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 JTA Development Consultants, received July 18, 2024, revised April 17, 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 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st 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 new CD-1, generally as set out in Appendix C of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st 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 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st 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 Bylaw.

- E. THAT A through 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. 11135)
(Mayor Sim absent for the vote)

3. Rezoning - 1401-1455 East 49th Avenue

An application by Raffaele Architecture was considered as follows:

Summary: To rezone 1401-1455 East 49th Avenue from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building. A floor space ratio (FSR) of 3.50 is 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:

- 18 pieces of correspondence in support of the application; and
- 104 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 and responded to questions.

Speakers

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

The following spoke in support of the application:

- Caleb Tran

The following spoke in opposition to the application:

- Byron Chiang
- Melanie Cheng
- Heman Mehta
- Rudy Chiang
- Ishaan Lal
- Jennifer Lau

The speakers' list and receipt of public comments closed at 9:01 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Montague

- A. THAT the application by Raffaele Architecture, on behalf of Vittori Lanark Holdings Ltd., the lessee of the lands owned by the Board of Education of School District No. 39 (Vancouver) located at 1401-1455 East 49th Avenue [*PID 032-188-803; Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422*], to rezone the lands from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (Residential Rental) District, generally as presented in the Referral Report dated September 2, 2025, entitled "Rezoning: 1401-1455 East 49th 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 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: 1401-1455 East 49th Avenue", 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: 1401-1455 East 49th 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.

- D. THAT A to C 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. 11136)
(Councillors Maloney and Orr opposed)
(Mayor Sim absent for the vote)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:16 pm.

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