



PUBLIC HEARING MINUTES

NOVEMBER 27, 2025

A Public Hearing of the City of Vancouver was held on Thursday, November 27, 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 566 of the *Vancouver Charter*.

PRESENT:

Mayor Ken Sim
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Sonia Lotay, Meeting Coordinator

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. Vancouver's Social Housing Initiative

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 to add a new relaxation and associated regulations to permit new social housing, which includes non-profit, non-profit co-operative, and government-owned social, supportive and co-operative housing to be built under a development permit application. No further Zoning and Development By-law amendments would be necessary to enable these projects. It also proposes a new rezoning policy to enable consideration of social housing proposals which do not fit into the standard zoning.

Amendments to the Heritage Conservation Area Official Development Plan (HCA ODP), including the First Shaughnessy Heritage Conservation Area Design Guidelines are proposed to enable and provide guidance for consideration of social housing rezoning proposals on all sites that do not contain protected heritage property.

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:

- 19 pieces of correspondence in support of the application;
- 63 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.

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During questions to staff, it was,

*MOVED by Councillor Dominato
SECONDED by Councillor Montague*

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.

CARRIED UNANIMOUSLY

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Applicant Comments

The Applicant, who is the General Manager of Planning, Urban Design and Sustainability, responded to questions.

Speakers

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

The following spoke in support of the application:

- Ruofan Wang
- Peter Dowdy
- Sharon Saunders
- Michelle Spencer
- Haakon Koyote
- William Azaroff
- Jill Atkey
- Stephen Bennett
- Caitlin Stockwell
- Brianna LePiane
- Peter Waldkirch
- Donnie (Donna-Lynn) Rosa
- Owen Brady
- Thom Armstrong
- Iona Bonamis
- Ian MacPhail-Bartley
- Chengyan Boon
- Geoff Appleby
- James Madden

The following spoke in opposition to the application:

- Gary MacIsaac
- Grace Nombrado
- Lopa Sircar
- Michael Geller
- Robert Baxter
- Sal Robinson
- Jeannine Kenmuir
- Don Chow
- Sandra Ho
- Colleen Hardwick
- David Pickell
- Stanley Lee
- Randy Helten
- Larry Benge
- Karen De Francesco
- Peter Driessen
- Michael O'Shaughnessy
- James Lloyd

The following provided general comments on the application:

- Varouj Gumuchian
- Jean Swanson
- Sarah MacLeod

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At 9:44 pm, during the hearing of speakers, it was

MOVED by Councillor Montague

SECONDED by Councillor Klassen

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete hearing from speakers, close the speakers list and receipt of public comments, hear closing comments from staff and the applicant, and for Council to ask questions of staff following the closing comments for Item 1;

FURTHER THAT Council refer debate and decision on Item 1 to the Council meeting on Tuesday, December 9, 2025, as Unfinished Business.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The speakers list and receipt of public comments closed at 10:27 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

ADJOURNMENT

MOVED by Councillor Montague

SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:29 pm.

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