



## PUBLIC HEARING MINUTES

DECEMBER 4, 2025

A Public Hearing of the City of Vancouver was held on Thursday, December 4, 2025, at 6:06 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 Sarah Kirby-Yung, Chair  
Councillor Rebecca Bligh\* (Leave of Absence – Civic Business, 5 pm onwards)  
Councillor Lisa Dominato  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Lucy Maloney  
Councillor Brian Montague  
Councillor Sean Orr\*  
Councillor Lenny Zhou

**ABSENT:** Mayor Ken Sim (Leave of Absence – Civic Business)  
Councillor Pete Fry (Leave of Absence – Personal Reasons)

**CITY MANAGER'S OFFICE:** Armin Amrolia, Deputy City Manager

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
Bonnie Kennett, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

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. CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)**

An application by the City of Vancouver was considered as follows:

Summary: To amend CD-1 (887) By-law No. 14237, a site that covers four blocks and divided into Sub-areas A to D, referred to as the "Granville Loops."

The application is to: (a) remove the minimum floor area requirement for the childcare use, (b) increase the floor area dedicated to social housing by 3,565 sq. m (38,373 sq. ft.) (generally replacing the floor area previously allocated for childcare with additional social housing units), (c) increase the building height for appurtenances by 1.5 m (5 ft.), and (d) modify the form of development from two towers into one tower. Together, these changes would generate approximately 34 additional units of social housing, increasing the total number of social housing units in Sub-area C from approximately 178 to 212.

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 scheduled 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;
- four 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 along with Deputy City Manager Amrolia and the Director of Non-Market Housing Development, responded to questions.

### **Applicant Comments**

None.

### **Speakers**

The Chair called three times for speakers for and against the application and Paul Lock spoke in opposition to the application.

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

### **Applicant Closing Comments**

None.

## Staff Closing Comments

Deputy City Manager Amrolia responded to questions.

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Councillor Dominato

THAT in D the words “the city” be struck and the words “downtown Vancouver” be inserted.

CARRIED UNANIMOUSLY (Vote No. 11185)

## Council Decision

MOVED by Councillor Meiszner  
SECONDED by Councillor Dominato

- A. THAT the application by the City of Vancouver, the registered owner of the lands located at 675 Pacific Street and 1395 Rolston Street [*PID 032-415-770; Lot C Block 113 District Lot 541 Group 1 New Westminster District Plan EPP131478*] to amend the text of CD-1 (Comprehensive Development) District (887) By-law No. 14237 to remove the minimum floor area requirement for the childcare use, to increase the permitted floor area for social housing from 15,458 sq. m (166,389 sq. ft.) to 19,023 sq. m (204,762 sq. ft.), and to increase the building height from 83.7 m (275 ft.) to 85.2 m (280 ft.), generally as presented in the Referral Report dated October 21, 2025, entitled “CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)”, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (887) By-law No. 14237, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

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 October 21, 2025, entitled “CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)”, 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 in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Granville Loops Design Guidelines for adoption, at the time of enactment of the zoning by-law.
- D. THAT subject to approval in principle of the rezoning, Council approve the reallocation of the \$7.4 million community amenity contribution received from the 2022 Granville Loops rezoning for supporting the delivery of the previously contemplated on-site childcare to instead support the delivery of new childcare spaces in downtown Vancouver.
- 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;
  - (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. 11186)

## **2. CD-1 Rezoning: 215-229 East 13th Avenue**

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 215-229 East 13th Avenue from RM-4 (Residential) and R5-3 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 193 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 66.8 m (219 ft.), with additional height for rooftop amenity space, are proposed.

The General Manager, 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;
- 16 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

## **Applicant Comments**

The applicant team 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:

- Stephen Bohus
- Lewis N Villegas
- Ruth Cherry
- Stanley Lee
- James Lloyd

The speakers list and receipt of public comments closed at 7:31 pm.

## **Applicant Closing Comments**

The Applicant team provided closing comments.

## **Staff Closing Comments**

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

## Council Decision

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

- A. THAT the application by JTA Development Consultants, on behalf of Glen Gordon Holdings Ltd., the registered owners of the lands located at:
- 215-217 East 13th Avenue [*PID 015-613-071; Lot 18, Except the East 25 Feet, Block 114 District Lot 301 Plan 187*]; and
  - 229 East 13th Avenue [*Lots 16, 17 and the East 25 Feet of Lot 18, all of Block 114 District Lot 301 Plan 187; PIDs 007-465-904, 007-465-939, and 007-529-635 respectively*];

to rezone the lands from RM-4 (Residential) District and R5-3 (Residential) District to CD-1 (Comprehensive Development) District to change the maximum floor space ratio (FSR) from 0.75 and 6.8 respectively to 6.8 and the maximum building height from 10.7 m (35 ft.) and 84.0 m (276 ft.) respectively to 66.8 m (219 ft.) with additional height for the rooftop amenity, to permit the development of a 21-storey mixed-use building containing 193 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, generally as presented in the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 215-229 East 13th 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 Studio One Architecture Inc., received January 10, 2024, and supplemental plans received June 25, 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 October 21, 2025, entitled "CD-1 Rezoning: 215-229 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 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 October 21, 2025, entitled "CD-1 Rezoning: 215-229 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 October 21, 2025, entitled "CD-1 Rezoning: 215-229 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.

- 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;
  - (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. 11187)  
(Councillors Bligh and Orr absent for the vote)

### **3. Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing**

An application by the General Managers of Planning, Urban Design and Sustainability and Arts, Culture and Community Services was considered as follows:

Summary: To amend the Zoning and Development By-law to extend the term of development permits for temporary modular housing (TMH). Under current zoning, a development permit for TMH is limited to a maximum of five years and can be extended for up to an additional five years (for a maximum of ten years) by the Director of Planning. Under the amendment, staff are proposing to extend the term of the development permit to a maximum of 20 years to extend the use of existing sites pending redevelopment. The proposed amendment affects lands where TMH can be authorized under the Zoning and Development By-law. This does not include lands zoned under the R1-1, RT-1, RT-4, RT-4A, RT-7, RT-9, RT-10, or RT-11 districts and any other district that permits single detached house but does not permit multiple dwelling.

The General Manager, Planning Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

## **Summary of Correspondence**

Two pieces of correspondence in support of the application 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 Arts, Culture and Community Services provided a presentation and along with staff from Non-Market Housing Development and Operations and Real Estate, Environment and Facilities Management, responded to questions.

## **Applicant Comments**

None.

## **Speakers**

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

The following spoke in support of the application:

- Djaka Blais
- Byron Slack
- Peter Dowdy
- Jesús Lozano-Villarreal
- Sam

The speakers list and receipt of public comments closed at 8:30 pm.

## **Applicant Closing Comments**

The applicant provided closing comments.

## **Staff Closing Comments**

None.

## **Council Decision**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to permit the term of development permits for Temporary Modular Housing to be a maximum of 20 years, generally as presented in Appendix A of the Referral Report dated October 21, 2025, entitled "Zoning and



Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing”.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled “Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing”.

CARRIED UNANIMOUSLY (Vote No. 11188)

#### **4. CD-1 Rezoning: 1150 Barclay Street**

An application by PC Urban Barclay Holdings Ltd. was considered as follows:

Summary: To rezone 1150 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 152 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 9.15 and a height of 61.55 m (202 ft.), are proposed.

The General Manager, Planning, Urban Design and Sustainability does not recommend approval of the application.

#### **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:

- 51 pieces of correspondence in support of the application; and
- 13 pieces of correspondence in opposition to the application.

#### **Staff Opening Comments**

The General Manager from Planning, Urban Design and Sustainability and staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions.

#### **Applicant Comments**

The Applicant Team provided a presentation 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:

- Allison Silgado
- Claudine Matio
- Matthew Thiesen
- Danna Garcia
- Lan Yook
- Spencer Purdy
- Timothy Welsh
- Tyler Johnson
- Rick Fitzgerald
- Ryan Martin
- Jacqui McMullen
- Sebastian

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*During the hearing of speakers, it was*

*MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner*

*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 and close the speakers list and receipt of public comments, hear closing comments by the applicant and by staff and Council questions of staff following staff closing comments;*

*FURTHER THAT Council refer debate and decision to the Council meeting on Tuesday, December 9, 2025, to be held in the Council Chamber and electronically, as Unfinished Business.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Bligh absent for the vote)*

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The speakers list and receipt of public comments closed at 10:15 pm.

### **Applicant Closing Comments**

The Applicant Team provided closing comments.

### **Staff Closing Comments**

The General Manager, Planning, Urban Design and Sustainability provided closing comments and along with staff from Planning, Urban Design and Sustainability responded to additional questions.

**ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:23 pm.

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