



PUBLIC HEARING MINUTES

JANUARY 13, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, January 13, 2026, 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:

Mayor Ken Sim, Chair
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:

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

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. Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents

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 and various other by-laws and land use documents to achieve the intent of the by-laws and land use documents and improve administration by correcting inadvertent omissions, term and referencing errors, and to address consequential amendments.

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

Summary of Correspondence

No correspondence 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 Planning, Urban Design and Sustainability responded to questions.

Applicant Comments

None.

Speakers

The Chair called three times for speakers for and against the application, and none were present.

The speakers' list and receipt of public comments closed at 6:13 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, the application to amend the Zoning and Development By-law to correct errors and omissions, update terminology to align with writing standards and to update a definition to align with a Vancouver Charter amendment, generally as presented in Appendix A of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

FURTHER 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 above-noted report.

- B. THAT Council approve, in principle, the application to amend the Central Waterfront Official Development Plan By-law to remove an outdated definition and update a section to reference the solar access guidelines, generally as presented in Appendix B of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Central Waterfront Official Development Plan By-law generally in accordance with Appendix B of the above-noted report.

- C. THAT Council approve, in principle, the application to amend the Sign By-law to correct a district schedule reference, generally as presented in Appendix C of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

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

- D. THAT Council approve, in principle, the application to amend the Subdivision By-law to remove a reference to a previously repealed district schedule, generally as presented in Appendix D of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

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

- E. THAT Council approve, in principle, the application to amend the Parking By-law to correct an outdated section reference, generally as presented in Appendix E of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

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

- F. THAT Council approve, in principle, the application to amend the FIFA By-law to add a provision for relaxing the Zoning and Development By-law to support Vancouver's role as a Host City for the 2026 FIFA World Cup, generally as presented in Appendix F of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents";

FURTHER THAT the Director of Legal Services be instructed to bring forward for

enactment an amendment to the FIFA By-law generally in accordance with Appendix F of the above-noted report.

- G. THAT 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 various land use documents to correct errors, omissions and references, generally as presented in Appendix H of the Referral Report dated November 25, 2026, entitled, "Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents."

CARRIED UNANIMOUSLY (Vote No. 11269)

2. Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law

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 implement the recently approved Rupert and Renfrew Station Area Plan as follows:

- Increasing housing options through City-initiated rezoning of approximately 200 blocks (2,580 parcels) in the low-rise and village areas of the Plan (see Map 1 titled "Lands Proposed to be Rezoned") from R1-1 District to R3-1 District:
 - R1-1 District allows for single detached houses, duplexes, laneway houses, character retention projects, and multiplexes, while;
 - R3-1 District also allows for low-rise apartments and mixed-use residential buildings of varied tenures, up to 6-storeys (or 8-storeys if proposing 20% below-market rental or social housing in a transit-oriented area).
- Allowing relaxations for additional building height in I-2 zoned areas within the Still Creek floodplain; and
- Updating landscape setback requirements by:
 - Reducing or removing landscape setback requirements from some parcels and affecting setbacks for lands shown in Map 2;
 - Allowing public amenities or facilities required by the City within a landscape setback; and
 - Clarifying how landscape setbacks will be measured.

To amend the VBBL to establish a Groundwater Protection Area. The Groundwater Protection Area will help ensure that groundwater can continue

flowing into Still Creek, protecting the creek's ecological health. New developments within the Groundwater Protection Area will need to limit underground structures, such as underground parking, and may be subject to additional requirements for building assemblies and drainage systems. The proposed Groundwater Protection Area is shown in the Map 3 titled "Proposed Groundwater Protection Area".

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:

- One piece of correspondence in support of the application; and
- Two 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

None.

Speakers

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

The following spoke in support of the application:

- Peter Dowdy
- Austin Hao
- Paul Cheng

The speakers' list and receipt of public comments closed at 7:02 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law and implement the Rupert and Renfrew Station Area Plan, in accordance with Appendix A of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law", as follows:

- i. Rezone certain parcels in the Rupert and Renfrew Station Plan area, from R1-1 to R3-1 district;
- ii. Enable a building height relaxation in the I-2 district, specifically for sites located on the designated Still Creek Flood Plain and impacted by flood construction levels; and
- iii. Update requirements for Landscape Setbacks in sections 10.7.1 and Schedule C;

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 A of the above-noted report.

- B. THAT Council approve, in principle, amendments to the Building By-law to add the Groundwater Protection Area requirements in accordance with Appendix D of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Building By-law generally in accordance with Appendix D of the above-noted report at the time of enactment of the Zoning and Development By-law amendment in A.

- C. THAT subject to approval of A, Council approve the amendments to the Subdivision By-law to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law generally in accordance with Appendix B of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for

enactment the amendments to the Subdivision By-law generally in accordance with Appendix B of the above-noted report at the time of enactment of the Zoning and Development By-law amendment in A.

- D. THAT at the time of enactment of the amendments to the Zoning and Development By-law and the Building By-law, Council approve the amendments to the Rupert and Renfrew Station Area Plan and the Interim Rezoning Policy for Social Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas generally in accordance with Appendix C of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law".

CARRIED UNANIMOUSLY (Vote No. 11270)

3. Rezoning: 4615 Arbutus Street

An application by Perkins + Will Canada Architects Co. was considered as follows:

Summary: To rezone 4615 Arbutus Street from CD-1 (26) (Comprehensive Development) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 3.50 and a height of 22.0 m (72.2 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:

- One piece of correspondence in support of the application; and
- Two 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

None.

Speakers

The Chair called three times for speakers for and against the application, and none were present.

The speakers' list and receipt of public comments closed at 7:20 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Orr

- A. THAT the application by Perkins + Will Canada Architects Co., on behalf of 4615 Arbutus Development Inc., the registered owners of the lands located at 4615 Arbutus Street [*PID 009-167-111; Lot 8 Block 93 District Lot 526 Plan 11076*], to rezone the lands from CD-1 (26) (Comprehensive Development) to RR-3B (Residential Rental) District, generally as presented in the Referral Report dated October 21, 2025, entitled "Rezoning: 4615 Arbutus 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 approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.
- B. THAT subject to the approval of the RR-3B zoning amendment referenced in A above, an amendment to the CD-1 (26) 4615 and 4683-4701 Arbutus Street, 4620-4676 Yew Street, and 2105 West 32nd Avenue By-law No. 4078, prepared for the Public Hearing in accordance with Appendix C of the Referral Report dated October 21, 2025, entitled "Rezoning: 4615 Arbutus Street", be approved.
- C. 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 "Rezoning: 4615 Arbutus 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.

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. 11271)

4. CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)

An application by Urban Solutions Architecture Ltd. was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (730) to permit the development of a 25-storey mixed-use building containing 182 rental units, with 20% of the residential floor area for below-market rental units and commercial space. A floor space ratio (FSR) of 10.30 and a height of 77.0 m (253 ft.), are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval of the application 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 January 6, 2026, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue) – Amendments to modify Rezoning Conditions", which noted the changes in the Parking By-law and the Public Art Policy sections in Appendix B.

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:

- Two pieces of correspondence in support of the application; and

- Two pieces of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The applicant responded to questions.

Speakers

The Chair called three times for speakers for and against the application, and none were present.

The speakers' list and receipt of public comments closed at 7:36 pm.

Applicant Closing Comments

The Applicant Team provided closing comments.

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 January 6, 2026, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue) – Amendments to modify Rezoning Conditions."

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by Urban Solutions Architecture Ltd., on behalf of 1041782 B.C. Ltd.¹, the registered owner of the lands located at 6428-6438 Cambie Street and 480-488 West 48th Avenue [*PID 030-794-382; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP88089*], to amend CD-1 (730) (Comprehensive Development) District By-law No. 12464 to increase the maximum floor space ratio (FSR) from 3.91 to 10.30 and the maximum building height from 33.0 m (108 ft.) to 77.0 m (253 ft.) to permit the development of a 25-storey mixed-use building with commercial space on the ground floor and containing approximately 182 rental units, of which 20% of the residential floor

¹ Represented by Global Education Communities

area will be secured at below-market rents, generally as presented in the Referral Report dated November 25, 2025, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd., received November 22, 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 November 25, 2025, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th 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 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. 11272)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:39 pm.

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