



PUBLIC HEARING MINUTES

JANUARY 15, 2026

A Public Hearing of the City of Vancouver was held on Thursday, January 15, 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:

Lesley Matthews, Acting Deputy City Clerk
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. Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue

An application by Granville Street G37 Project LP was considered as follows:

Summary: To rezone 5238-5262 Granville Street and 1495 West 37th Avenue from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building. A floor space ratio (FSR) of 2.40 and a height of 16.8 m (55 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:

- 26 pieces of correspondence in support of the application; and
- One piece 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 opposition to the application:

- Babak Chehroudi
- Alan Brookstone
- Nola Kate Seymoar
- Haleh Safavi

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

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

- A. THAT the application by Granville Street G37 Project LP, on behalf of Granville StreetG37 Nominee Inc., the registered owner of the lands located at 5238-5262 Granville Street and 1495 West 37th Avenue [*Lots 2 to 4 Block 891 District Lot 526 Plan 5887; PIDs 011-042-176, 011-042-192 and 011-042-222 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated November 25, 2025, entitled "Rezoning: 5238-5262 Granville Street and 1495 West 37th 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 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 "Rezoning: 5238-5262 Granville Street and 1495 West 37th 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 November 25, 2025, entitled "Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue";
- D. 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.

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. 11273)

2. CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)

An application by Jim Ralph of Pinnacle International was considered as follows:

Summary: To amend CD-1 (409) By-law for the Marriot Pinnacle Hotel site located at 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street). An increase to the total maximum floor area from 7.92 FSR to 7.93 FSR to allow for an addition to the existing restaurant 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

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

None

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 6:51 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

- A. THAT the application by Jim Ralph of Pinnacle International (Hastings 2022) Plaza Inc. on behalf of:
- i. The Strata Corporation of Strata Plan LMS4107 and the registered owners of the strata lots in Strata Plan LMS4107 as set out in Appendix D of the Referral Report dated November 25, 2025, entitled "CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)" with corresponding civic addresses, PIDs and legal descriptions; and
 - ii. The Strata Corporation of Strata Plan LMS4114 and the registered owners of the strata lots in Strata Plan LMS4114, as set out in Appendix D of the above-noted report with corresponding civic addresses, PIDs and legal descriptions,

to amend the text of CD-1 (Comprehensive Development) District (409) By-law No. 8439 for 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street) to increase the total maximum permitted floor space ratio (FSR) from 7.92 to 7.93 to allow for an addition to extend the mezzanine of the existing restaurant, generally as presented in the above-noted report to be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (409) By-law No. 8439, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)", be approved in principle;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Pinnacle International (Hastings 2022) Plaza Inc. received January 13, 2025 and supplemental plans received on April 29, 2025.

- B. THAT A 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. 11274)

3. CD-1 Rezoning: 1167-1193 Granville Street

An application by Musson Cattell MacKey (MCM) Partnership was considered as follows:

Summary: To rezone 1167-1193 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 33-storey hotel building containing 464 hotel units. A floor space ratio (FSR) of 20.7 and a height of 110.0 m (360 ft.), are proposed.

The General Manager, Planning, Urban Design and Sustainability recommended approval 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 December 17, 2025, entitled “CD-1 Rezoning: 1167-1193 Granville Street – Amendments to modify Rezoning Conditions”, which noted the changes in the Parking By-law, Community Benefits Agreement, 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:

- Nine pieces of correspondence in support of the application;
- 13 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.

Applicant Comments

The applicant responded to questions.

Speakers

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

The following spoke in support of the application:

- Jane Talbot
- Gwendal Castellan
- Farshid Rafieli

The following spoke in opposition to the application:

- Marcus Beaulieu
- Emily Fattahzadeh

The speakers' list and receipt of public comments closed at 7:37 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided comments on the residential uses of the project, and noted all approvals in principle on this item are to be in accordance with the yellow memorandum dated December 17, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street – Amendments to modify Rezoning Conditions."

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application by Musson Cattell MacKey (MCM) Partnership, on behalf of:
- Granville-Davie Holdings Ltd., the registered owners of the lands located at 1167-1169, 1171-1173 and 1193 Granville Street [*Lots 25, 24, 21 and 20 Block 92 District Lot 541 Plan 210; PIDs 010-161-295, 013-704-559, 005-000-114, and 005-000-068 respectively*]; and
 - 0922563 B.C Ltd.¹, the registered owners of the lands located at 1175-1179 and 1181-1183 Granville Street [*Lots 23 and 22 Block 92 District Lot 541 Plan 210; PIDs 015-483-410 and 015-483-371, respectively*],

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.5 to 20.7 and the maximum building height from 27.4 m (90 ft.) to 110 m (360 ft.), to permit the development of a 33-storey hotel, generally as presented in the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street" be approved in principle;

¹ Beneficially owned and controlled by Granville-Davie Holdings Ltd.

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 Musson Cattell MacKey (MCM) Partnership, received September 19, 2023, and resubmission plans received October 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 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 November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street";

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.

- 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. 11275)

4. CD-1 Rezoning: 900-990 West 12th Avenue

An application by Musson Cattell Mackey (MCM) Partnership was considered as follows:

Summary: To rezone 900-990 West 12th Avenue from RM-3 (Residential) District and CD-1 (295) (Comprehensive Development) District to CD-1 (Comprehensive

Development) District, to permit a phased mixed-use development with two buildings of 26 storeys and 28 storeys with clinical, diagnostic and medical support space, 280 seniors long-term care beds, a 25-space childcare and commercial space on the ground floor. A floor space ratio (FSR) of 14.20 and a height of 109.0 m (358 ft.), are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval of the application.

Council had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated January 6, 2026, entitled “CD-1 Rezoning: 900-990 West 12th Avenue – Amendments to modify Rezoning Conditions”, which noted the changes in the Parking By-law, Community Benefits Agreement, 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:

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

Speakers

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

The following spoke in support of the application:

- Avtar Bains
- Dr. Phil Teal
- Robert O'Neill

The following spoke to other aspects of the application:

- Glen Smith

The speakers' list and receipt of public comments closed at 8:26 pm.

Applicant Closing Comments

The Applicant Team provided clarifications on the Tenant Relocation and Protection Policy Program and 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 Rezoning: 900-990 West 12th Avenue – Amendments to modify Rezoning Conditions.”

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

- A. THAT the application by Musson Cattell Mackey (MCM) Partnership, on behalf of VGH & UBC Hospital Foundation, the registered owner of the lands located at:
- 900 West 12th Avenue [*PID 007-947-542; Lot A Block 416 District Lot 526 Plan 14143*], and
 - 990 West 12th Avenue [*Lots 1 and 2, Block 416 District Lot 526 Plan 1276; PIDs 014-674-564 and 014-674-602 respectively*],

to rezone the lands from RM-3 (Residential) District and CD-1 (295) (Comprehensive Development) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.27 and 2.45 respectively, to 14.20 and the maximum building height from 36.6 m (120 ft.) and 38.4 m (126 ft.) respectively to 109.0 m (358 ft.), with additional height for architectural features and mechanical appurtenances, to permit a phased mixed-use development with two buildings of 26 storeys and 28 storeys for expansion of the Vancouver General Hospital Campus, with clinical, diagnostic and medical support space, 280 seniors long-term care beds, a 25-space childcare and commercial space on the ground floor, generally as presented in the Referral Report dated November 25, 2026, entitled “CD-1 Rezoning: 900-990 West 12th 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 MCM Architects, received December 6, 2024 and supplemental plans received June 20, 2025 and October 9, 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 the approval of the new CD-1 By-law, CD-1 (295) 900 West 12th Avenue By-law No. 7114 be repealed, generally as set out in Appendix C of the Referral Report dated November 25, 2026, entitled "CD-1 Rezoning: 900-990 West 12th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the By-law to repeal CD-1 (295) By-law No. 7114 at the time of enactment of the new CD-1 By-law.

- 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 November 25, 2026, entitled "CD-1 Rezoning: 900-990 West 12th 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 November 25, 2026, entitled "CD-1 Rezoning: 900-990 West 12th 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 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. 11276)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:49 pm.

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