



PUBLIC HEARING MINUTES

JANUARY 20, 22, AND 27, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, January 20, 2026, at 6 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, January 22, 2026, at 3:03 pm; and Tuesday, January 27, 2026, at 3:02 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 559.03 of the *Vancouver Charter*.

PRESENT: Mayor Ken Sim*
Councillor Rebecca Bligh* (*Leave of Absence – Civic Business – from 3 to 5 pm on January 22, 2026*)
Councillor Lisa Dominato*
Councillor Sarah Kirby-Yung
Councillor Pete Fry* (*absent on January 22, 2026*)
Councillor Mike Klassen*
Councillor Peter Meiszner* (*absent on January 22 and 27, 2026*)
Councillor Lucy Maloney
Councillor Brian Montague*
Councillor Sean Orr*
Councillor Lenny Zhou

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Julie Emmerson, 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. Miscellaneous Amendments Concerning Various CD-1 By-laws

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (772) for 1102-1138 East Georgia Street, CD-1 (475) for 26 Southwest Marine Drive, and CD-1 (868) for 1045 Burnaby Street. The by-law amendments would remove limitations to the location and types of commercial uses in CD-1 (772) and CD-1 (475) and would increase the allowable height in CD-1 (868).

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

Council also had before it a yellow memorandum from the General, Manager, Planning, Urban Design and Sustainability dated January 20, 2026, entitled, "Rezoning: Miscellaneous Amendments Concerning Various CD-1 By-laws – Proposed Height Amendment to CD-1 (868) By-law No. 14084 (1045 Burnaby Street)."

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 provided opening comments and responded to questions.

Applicant Comments

None.

Speakers

The Mayor 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

Staff from Planning, Urban Design and Sustainability reminded Council of the yellow memorandum, dated January 20, 2026, entitled, "Rezoning: Miscellaneous Amendments

Concerning Various CD-1 By-laws – Proposed Height Amendment to CD-1 (868) By-law No. 14084 (1045 Burnaby Street).”

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approves the application to:
- (i) Amend CD-1 (772) By-law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix A of the Referral Report dated November 25, 2025, entitled, “Miscellaneous Amendments Concerning Various CD-1 By-laws”;
 - (ii) Amend CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive, to relax the restrictions to locations of commercial uses, generally as presented in Appendix B of the above-noted Report; and
 - (iii) Amend CD-1 (868) By-law No. 14084 for 1045 Burnaby Street, to increase the permitted height, generally as presented in Appendix C of the above-noted Report.

AND FURTHER THAT the staff yellow memorandum, dated January 20, 2026, entitled, “Rezoning: Miscellaneous Amendments Concerning Various CD-1 By-laws – Proposed Height Amendment to CD-1 (868) By-law No. 14084 (1045 Burnaby Street),” form a part of this motion.

- 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. 11304)
(Councillor Fry absent for the vote)

2. CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street

* * * * *

Prior to the start of item 2, Councillor Montague declared a conflict of interest under Section 145.2(2) of the *Vancouver Charter* due to having a personal relationship with an individual affected by this application. Councillor Montague left the meeting on January 20, 2026, at 6:16 pm and did not return until January 22, 2026, at 3:03 pm.

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An application by Stuart Howard Architects was considered as follows:

Summary: To rezone 426-428 West 14th Avenue and 3015-3027 Yukon Street from R3-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey rental residential building containing 133 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.5 and a height of 58.0 m (190 ft.), are proposed

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

Council also had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated January 13, 2026, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue & 3015-3027 Yukon Street - Amendments to (1 & 2) Recommendation A and (3) Amendments to modify Rezoning Conditions."

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:

- eight pieces of correspondence in support of the application;
- 64 pieces of correspondence in opposition to the application; and
- three pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

The Applicant provided opening comments and responded to questions.

Speakers

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

The following spoke in support of the application:

- Nicholas Rae
- Bobo Eyrich
- Austin Hao
- Haakon Koyote

The following spoke in opposition to the application:

- Karen Webber
- Jan Snow
- Richael Cavell
- Kenneth Wayne Savigny
- Mike Mangan
- Ariadna Fernandez
- Barbara Boychuk
- Dan Bilsker
- Mary Irvine
- Susan Mackey-Jamieson
- Doug Webber
- Amy Elderkin
- Ralph Case
- Denise Cousineau
- Cathy Davidson
- Eleanor Clarke
- David Macvey
- Graeme Webber
- Naomi Wolf
- Stanley Lee
- Ruth Cherry
- Peter Boyd
- Beverly Davis
- Michelle Martin
- Annie Cassells
- Brenda Brashears

- Keith Baxter
- Nicolette Cosmopoulos
- Sarah Macleod

The speakers' list and receipt of public comments closed at 9:21 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments and reminded Council of the yellow memorandum, dated January 13, 2026, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue & 3015-3027 Yukon Street - Amendments to (1 & 2) Recommendation A and (3) Amendments to modify Rezoning Conditions."

Council Questions Following Staff Closing Comments

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

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On January 20, 2026, during questions to staff, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen*

THAT Council refer debate and decision on item 2 to January 22, 2026, at 3 pm.

*CARRIED UNANIMOUSLY
(Councillors Bligh and Fry absent for the vote)
(Councillor Montague ineligible to vote due to conflict of interest)*

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Subsequently, Council recessed at 9:56 pm, and reconvened on January 22, 2026, at 3:03 pm.

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On January 22, 2026, following roll call, Councillor Montague declared a conflict of interest under Section 145.2(2) of the Vancouver Charter due to having a personal relationship with an individual affected by this application. Councillor Montague left the meeting on at 3:11 pm and did not return until 3:54 pm.

Before the start of debate and decision, Staff from Planning, Urban Design and Sustainability provided additional information related to the application.

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Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

A. THAT the application by Stuart Howard Architects, on behalf of 1518787 BC Ltd¹, the registered owner of the lands located at:

- 426-428 West 14th Avenue [Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167]; and
- 3015-3027 Yukon Street [The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively];

to rezone the above properties from R3-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.5 and the maximum building height from 27.5 (90 ft.) to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, generally as presented in the Referral Report dated September 23, 2025, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon 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 Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report.

AND FURTHER THAT the staff yellow memorandum dated January 13, 2026, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue & 3015-3027 Yukon Street - Amendments to (1 & 2) Recommendation A and (3) Amendments to modify Rezoning Conditions", form a part of this motion.

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: 426-428 West 14th Avenue and 3015-3027 Yukon 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.

- C. THAT A and 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.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the following be added into Appendix B of the Referral Report dated September 23, 2025, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street," in Part 1: Conditions of Approval of the Form of Development after section 1.7:

"Street Tree Retention

1.7A For protection of the adjacent street trees:

- (i) An arborist must explore the root system of the street trees and submit a written study to the City prior to the issuance of a development permit to better inform tree protection zones.
- (ii) Staging or site access is not permitted along West 14th Ave. The back lane and Yukon Street (if necessary) should be used for access, to avoid conflicts with the canopy and root zones of all the street trees.
- (iii) Excavation must not encroach into the tree protection zones. Project arborist must monitor, ensure watering, and inspect trees throughout construction. Vertical shoring should be preferred for the parkade excavation.
 - o Architectural drawings and tree management plans must clearly depict the limit of excavation.

- Root preserving methods and materials (e.g. root pruning best practices; temporary steel plates for access routes over root zones; permeable paving) are to inform the design and construction of below grade infrastructure and at grade paving and planter elements, including the bike share.
- (iv) Above grade awnings and patio setbacks established in the development permit should be designed to minimize impact on tree canopy.
- (v) Owner to post security in a form satisfactory to the Director of Legal Services equivalent to the assessed ISA-value (current tree value), tree replacement and maintenance cost. Security to be held by the City until 5 years after occupancy of the proposed development and returned only upon satisfactory inspection of the health of the street trees.

CARRIED UNANIMOUSLY (Vote No. 11315)
(Councillors Bligh, Fry, Meiszner and Orr absent for the vote)
(Councillor Montague ineligible to vote due to conflict of interest)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11314) with Councillors Bligh, Fry, Meiszner and Orr absent for the vote, and Councillor Montague ineligible to vote due to conflict of interest.

FINAL MOTION AS APPROVED

- A. THAT the application by Stuart Howard Architects, on behalf of 1518787 BC Ltd¹, the registered owner of the lands located at:
- 426-428 West 14th Avenue [Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167]; and
 - 3015-3027 Yukon Street [The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively];

to rezone the above properties from R3-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.5 and the maximum building height from 27.5 (90 ft.) to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, generally as presented in the Referral Report dated September 23, 2025, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon 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 Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report.

FURTHER THAT the following be added to Appendix B of the above-noted Report in Part 1: Conditions of Approval of the Form of Development after section 1.7:

“Street Tree Retention

1.7A For protection of the adjacent street trees:

- (i) An arborist must explore the root system of the street trees and submit a written study to the City prior to the issuance of a development permit to better inform tree protection zones;
- (ii) Staging or site access is not permitted along West 14th Ave. The back lane and Yukon Street (if necessary) should be used for access, to avoid conflicts with the canopy and root zones of all the street trees;
- (iii) Excavation must not encroach into the tree protection zones. Project arborist must monitor, ensure watering, and inspect trees throughout construction. Vertical shoring should be preferred for the parkade excavation;
 - Architectural drawings and tree management plans must clearly depict the limit of excavation.
 - Root preserving methods and materials (e.g. root pruning best practices; temporary steel plates for access routes over root zones; permeable paving) are to inform the design and construction of below grade infrastructure and at grade paving and planter elements, including the bike share.
- (iv) Above grade awnings and patio setbacks established in the development permit should be designed to minimize impact on tree canopy; and
- (v) Owner to post security in a form satisfactory to the Director of Legal Services equivalent to the assessed ISA-value (current tree value), tree replacement and maintenance cost. Security to be held by the City until 5 years after occupancy of the proposed

development and returned only upon satisfactory inspection of the health of the street trees.

AND FURTHER THAT the staff yellow memorandum dated January 13, 2026, entitled, "CD-1 Rezoning: 426-428 West 14th Avenue & 3015-3027 Yukon Street - Amendments to (1 & 2) Recommendation A and (3) Amendments to modify Rezoning Conditions," form a part of this motion.

- 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: 426-428 West 14th Avenue and 3015-3027 Yukon 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.
- C. THAT A and 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.

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On January 22, 2026, Council recessed at 3:37 pm to acquire quorum and reconvened at 3:54 pm with Councillor Montague present.

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3. CD-1 Rezoning: 2260-2266 West 2nd Avenue

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Prior to the start of item 3, Councillors Dominato, Klassen, and Mayor Sim declared a conflict of interest due to their connection with the applicant on items 3 and 4.

Subsequently, Mayor Sim relinquished the Chair to Acting Mayor Zhou for the remainder of the meeting.

Councillors Dominato, Klassen and Mayor Sim left the meeting at 3:55 pm and did not return for the remainder of the meeting.

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On January 22, 2026, due to a loss of quorum, Council recessed at 4:09 pm and reconvened on January 27, 2026, at 3:02 pm.

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An application by DA Architects and Planners was considered as follows:

Summary: To rezone 2260-2266 West 2nd Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey residential building containing 176 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 70.8 m (232 ft.) are proposed.

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

Council also had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated January 15, 2026, entitled, "CD-1 Rezoning: 2260-2266 West 2nd Avenue – Amendments to modify Rezoning Conditions."

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:

- 17 pieces of correspondence in support of the application;
- 44 pieces of correspondence in opposition to the application; and
- two pieces 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 provided opening comments.

Speakers

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

The following spoke in support of the application:

- Kapilan Kumanan
- Ian Douglas Paul
- Haakon Koyote

The following spoke in opposition to the application:

- Kathryn Ayres

The speakers' list and receipt of public comments closed at 3:36 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability reminded Council of the yellow memorandum, dated January 15, 2026, entitled, "CD-1 Rezoning: 2260-2266 West 2nd Avenue – Amendments to modify Rezoning Conditions."

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Bligh
SECONDED by Councillor Fry

- A. THAT the application by DA Architects and Planners on behalf of Jasvir Siddoo, Ravinder Siddoo and Rajbir Siddoo, the registered owners of the lands located at:
- 2260 West 2nd Avenue [Lots 8 to 12 Block 223 District Lot 526 Plan 590; PIDs 010-264-566, 010-264-591, 010-264-621, 010-264-655 and 010-264-680 respectively]; and
 - 2266 West 2nd Avenue [Lots 6 and 7 Block 223 District Lot 526 Plan 590; PIDs 015-280-781 and 015-280-802 respectively];

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.4 to 6.5 and the maximum building height from 27.5 m (90 ft.) to 70.8 m (232 ft.)

with additional height for the portion with a rooftop amenity, to permit the development of a 22-storey residential building, containing 176 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated October 21, 2025, entitled, "CD-1 Rezoning: 2260-2266 West 2nd 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 DA Architects and Planners, received November 7, 2024, with revised drawings received on May 2, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report.

AND FURTHER THAT the staff yellow memorandum, dated January 15, 2026, entitled, "CD-1 Rezoning: 2260-2266 West 2nd Avenue – Amendments to modify Rezoning Conditions", form a part of this motion.

- 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: 2260-2266 West 2nd 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. 11321)
(Councillors Dominato, Klassen, and Mayor Sim ineligible to vote due to conflict of interest)
(Councillor Meiszner absent for the vote)

4. CD-1 Rezoning: 2233 West 3rd Avenue

On January 22, 2026, Prior to the start of item 3, Councillors Dominato, Klassen, and Mayor Sim declared a conflict of interest due to their connection with the applicant on items 3 and 4.

An application by DA Architects and Planners was considered as follows:

Summary: To rezone 2233 West 3rd Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey residential rental building containing 131 units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 52.5 m (172 ft.), are proposed.

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

Council also had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated January 15, 2026, entitled, "CD-1 Rezoning: 2233 West 3rd Avenue – Amendments to modify Rezoning Condition."

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:

- eight pieces of correspondence in support of the application;
- 35 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 provided opening comments.

Speakers

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

The following spoke in support of the application:

- Haakon Koyote
- Serena Bonneville

The following spoke in opposition to the application:

- Alison Mazurek

The following provided general comments on the application:

- Sarah Macleod

The speakers' list and receipt of public comments closed at 4:12 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability reminded Council of the yellow memorandum, dated January 15, 2026, entitled, "CD-1 Rezoning: 2233 West 3rd Avenue – Amendments to modify Rezoning Condition," requiring action from Council.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

- A. THAT the application by DA Architects and Planners, on behalf of Balbir Kaur Siddoo, the registered owner of the lands located at 2233 West 3rd Avenue [Lots 24 to 26, Lot 27, except the west 12.5 feet; the west 12.5 feet of Lot 27; and Lot 28 all of Block 223 District Lot 526 Plan 590; PIDs 015-281-019, 015-281-027 015-281-035, 015-281-221, 015-281-191, and 015-281-043 respectively],

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.4 to 6.5 and the maximum building height from 27.5 m (90 ft.) to 52.5 m (172 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 17-storey residential building, containing 131 rental units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated October 21, 2025, entitled, "CD-1 Rezoning: 2233 West 3rd 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 in plans by DA Architects and Planners, received May 18, 2023, with revised drawings received on April 4, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report.

AND FURTHER THAT the staff yellow memorandum dated January 15, 2026, entitled, "CD-1 Rezoning: 2233 West 3rd Avenue – Amendments to modify Rezoning Condition," form a part of this motion.

- 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: 2233 West 3rd 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 and 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. 11322)
(Councillors Dominato, Klassen, and Mayor Sim ineligible to vote due to conflict of interest)
(Councillor Meiszner absent from the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 4:19 pm on January 27, 2026.

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