CITY OF VANCOUVER

PUBLIC HEARING MINUTES

JANUARY 22 AND 27, 2026

A Public Hearing of the City of Vancouver was held on Thursday, January 22, 2026, at 6:03 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Tuesday, January 27, 2026 at 6:00 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* Councillor Lisa Dominato Councillor Pete Fry Councillor Sarah Kirby-Yung Councillor Mike Klassen* Councillor Lucy Maloney Councillor Peter Meiszner Councillor Brian Montague Councillor Sean Orr Councillor Lenny Zhou
CITY CLERK'S OFFICE:	Kevin Burris, Manager, Civic Agencies Sonia Lotay, 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. Demolition Permitting Optimization

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

Summary: To amend the Zoning and Development By-law to enable earlier demolition for eligible residential rental accommodations while preserving protections for Rental Housing Stock Official Development Plan areas and rental protections

under the Tenant Relocation and Protection Policy. The amendments will reduce project holding costs for projects that satisfy the City's tenant relocation policies and are outside of rental housing stock protected areas. For projects in the R1-1 District that are not residential rental accommodation, the proposed changes will facilitate demolition of vacated buildings. These changes will affect residential rental properties across the city.

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

Summary of Correspondence

One piece of correspondence in opposition to 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 Development, Buildings & Licensing provided a presentation, and along with staff from Planning, Urban Design and Sustainability responded to questions.

Applicant Comments

None.

Speakers

The Mayor called three times for speakers for and against the application and Randy Helten spoke in opposition to the application.

The speakers list and receipt of public comments closed at 6:43 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

Staff from Development, Buildings & Licensing, and Planning, Urban Design and Sustainability responded to additional questions.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update sections 4.8.1 and 10.14 to allow for improvements to the demolition permit process, generally in accordance with Appendix A of the Referral Report dated November 10, 2025, entitled "Demolition Permitting Optimization";

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

CARRIED UNANIMOUSLY (Vote No. 11316)
(Councillor Bligh absent for the vote)

2. Rezoning: 1249-1263 West 41st Avenue

An application by Pacific West Architecture Inc. was considered as follows:

Summary: To rezone 1249-1263 West 41st 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 2.2 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

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;
- two pieces of correspondence in opposition to the application; and
- one piece of correspondence dealing with other aspects of the application.

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At this point in the proceedings, it was,

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

> *THAT Council waive the presentation for Item 2. Rezoning. 1249-1263 West 41st Avenue.*

CARRIED UNANIMOUSLY

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Staff Opening Comments

None.

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 7:01 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

A. THAT the application by Pacific West Architecture Inc. on behalf of Million Maples Investments Ltd., the registered owners of the lands located at:

- 1249 West 41st Avenue [*PID 011-047-615; Lot 11 Block 973 District Lot 526 Plan 5886*]; and

- 1263 West 41st Avenue [*PID 011-047-321; Lot 12, Except the South 10 Feet Now Road, Block 973 District Lot 526 Plan 5886*];

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated October 21, 2025, entitled "Rezoning: 1249-1263 West 41st 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 approval 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 "Rezoning: 1249-1263 West 41st 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 October 21, 2025, entitled "Rezoning: 1249-1263 West 41st Avenue";

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.

D. THAT A to C 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. 11317)
(Councillor Klassen absent for the vote)

3. CD-1 Rezoning: 1125 West 10th Avenue

An application by Sightline Properties Ltd. was considered as follows:

Summary: To rezone 1125 West 10th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use residential building containing 162 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 9.1 and a height of 69.0 m (226 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 memorandum from the General Manager, Planning, Urban Design and Sustainability dated January 7, 2026, entitled “CD-1 Rezoning: 1125 West 10th Avenue – Amendments to modify Rezoning Conditions,” which noted after the Referral Report dated October 21, 2025, entitled “CD-1 Rezoning: 1125 West 10th Avenue,” was referred to Public Hearing on November 4, 2025, Council approved by-law and policy amendments that affect the rezoning in the above-noted report.

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:

- 20 pieces of correspondence in support of the application; and
- 18 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

The Applicant provided opening comments.

Speakers

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

The following spoke in support of the application:
- Kiana Fraser

The following spoke in opposition to the application:
- Stephen Bohus
- Lewis N Villegas
- Celeste Roberts
- Rian Eygenraam

The speakers list and receipt of public comments closed at 7:46 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability reminded Council of the yellow memorandum, dated January 7, 2026, entitled "CD-1 Rezoning: 1125 West 10th Avenue – Amendments to modify Rezoning Conditions" requiring action from Council.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

A. THAT the application by Sightline Properties Ltd., on behalf of A.M.R. Investments Ltd., the registered owner of the lands located at 1125 West 10th Avenue [*Lots 13 and 14 Block 354 District Lot 526 Plan 991; PIDs 007-717-881 and 007-717-873*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 to 9.1 and decrease the maximum building height from 84.0

m (276 ft.) to 69.0 m (226 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use residential building containing 162 rental units, of which 20% of the residential floor area will be for below-market rental units, and commercial space on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th Avenue," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture Inc., received July 31, 2024 and supplemental plans received April 11, 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 7, 2026, entitled "CD-1 Rezoning: 1125 West 10th 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: 1125 West 10th 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 CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th 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: 1125 West 10th 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. 11318)

4. CD-1 Rezoning: 320-360 West 2nd Avenue

An application by Strand Development was considered as follows:

Summary: To rezone 320-360 West 2nd Avenue from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses. A floor space ratio (FSR) of 11.8 and a height of 92.0 m (301.8 ft.) are proposed.

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

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated January 12, 2026, entitled “CD-1 Rezoning: 320-360 West 2nd Avenue – Amendments to Modify Rezoning Conditions,” which noted after the Referral Report dated November 25, 2025, entitled “CD-1 Rezoning: 320-360 West 2nd Avenue,” was referred to Public Hearing on December 9, 2025, Council approved by-law and policy amendments that affect the rezoning in the above-noted report and a numbering error identified in condition 2.8 (b) of the same report.

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:

- 160 pieces of correspondence in support of the application; and
- 39 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

The Applicant provided a presentation and responded to questions.

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At 8:59 pm, during questions to staff and the applicant, it was,

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

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

CARRIED UNANIMOUSLY

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At 9:47 pm, during questions to staff and the applicant, it was,

MOVED by Councillor Fry
SECONDED by Councillor Dominato

> *THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete the remainder of the agenda.*

LOST
(Councillors Dominato, Kirby-Yung, Montague, Klassen, Meiszner, Zhou, Orr, Maloney and Mayor Sim opposed)

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On January 22, 2026, Council recessed at 9:55 pm and reconvened on January 27, 2026, at 6 pm.

Speakers

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

The following spoke in support of the application:

- Neil Wyles
- Russil Wvong
- Elliot Klein
- Brianne La Pierre
- Parker Zhang
- Katy Finlay

- Sam Valen
- Benjamin George Zammit-Maempel
- Daniel Anene
- Jaya Scott
- Eric Froese

The following spoke in opposition to the application:

- Christina DeMarco
- Stephen Bohus
- Lewis N Villegas
- Maryam Ahmadi
- Ned Jacobs
- Patricia Barnes
- Michael Geller
- Louise Schwarz
- Elia Kirby
- Jairo Yunis
- Randy Helten
- Joan Jaccard

The speakers list and receipt of public comments closed at 7:28 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 12, 2026, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue – Amendments to Modify Rezoning Conditions" requiring action from Council.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

A. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [*PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820*], to rezone the lands from I-1C (Industrial) District to

CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received August 30, 2024 with amendments September 17, 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 12, 2026, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue – Amendments to Modify Rezoning Conditions," form a part of this motion.

B. THAT, subject to the approval of A above, Council invokes the municipal flexibility clause in Section 6.2.7 of the Metro 2050 Regional Growth Strategy and directs the General Manager, Planning, Urban Design and Sustainability to bring forward an application to amend the Regional Context Statement Official Development Plan By-law (the "RCS ODP") or any other applicable Official Development Plan By-laws, to change the regional land use designation from Industrial to General Urban generally in accordance with Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue";

C. THAT enactment of the CD-1 By-law shall be subject to enactment of any amendments to the RCS ODP or other applicable Official Development Plan By-laws, as described in B above;

FURTHER THAT, subject to enactment of any amendments to the RCS ODP or other applicable Official Development Plan By-laws as described in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue," following a Public Hearing, the Director of Legal Services be instructed to bring forward for enactment the CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the same report.

D. THAT Council direct staff to not recommend further use of the municipal flexibility clause, as provided in Section 6.2.7 of the Metro 2050 Regional Growth Strategy, for privately initiated rezonings of Metro-designated Industrial or Employment lands, until after staff report back to Council on the planning work for the Mount Pleasant Industrial Area as an "exceptional site," as per Council Motion on July 23, 2025.

CARRIED UNANIMOUSLY (Vote No. 11323)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on January 27, 2026, at 9:02 pm.

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