



PUBLIC HEARING MINUTES

FEBRUARY 3 AND 10, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, February 3, 2026, at 6:00 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Tuesday, February 10, 2026, at 3:00 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* (Leave of Absence – Civic Business – 4 pm onwards on February 10, 2026)
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen* (Leave of Absence – Personal Reasons on February 10, 2026)
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT: Councillor Rebecca Bligh (Leave of Absence – Civic Business on February 3, 2026)

CITY MANAGER'S OFFICE: Armin Amrolia, Deputy City Manager (February 10, 2026)

CITY CLERK'S OFFICE: Kevin Burris, Manager, Civic Agencies
David Yim, Meeting Coordinator (February 3, 2026)
Cheryll Chingcuangco, Meeting Coordinator (February 10, 2026)
Bonnie Kennett, Meeting Coordinator (February 10, 2026)

* 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. Rezoning: 6507-6527 Maple Street

An application by Matthew Cheng Architect Inc. was considered as follows:

Summary: To rezone 6507-6527 Maple Street from R1-1 (Residential) 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 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:

- one piece of correspondence in support of the application;
- seven 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

None.

Speakers

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

The following spoke in opposition to the application:

- Bruce Althaus
- Devorah Gomez
- Joanne Ricci
- James Gray
- Greg Cassap
- Shawn Wallace
- Donna Chen
- Nancy Tam
- Kiera Young

The speakers list and receipt of public comments closed at 7:03 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Fry

A. THAT the application by Matthew Cheng Architect Inc., on behalf of Hua Yi Enterprises Ltd., the registered owner of the lands located at:

- 6507 Maple Street [*PID 011-327-383; Lot 1 Block 9 of Block AA District Lot 526 Plan 4814; and PID 011-327-391; the North 26 Feet of Lot 2 Block 9 of Block AA District Lot 526 Plan 4814*], and
- 6527 Maple Street [*PID 005-317-916; Lot D Block 9 of Block AA District Lot 526 Plan 21006*]

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated January 6, 2026, entitled "Rezoning: 6507-6527 Maple 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled "Rezoning: 6507-6527 Maple 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.

- 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 January 6, 2026, entitled "Rezoning: 6507-6527 Maple Street";

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 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. 11358)

2. CD-1 Text Amendment: 138 East 7th Avenue

An application by Pacific Investment Corporation was considered as follows:

Summary: To amend the text of CD-1 (511) (Comprehensive Development) District By-law No. 10328 at 138 East 7th Avenue, to permit the development of a six-storey mixed-use building with office and service uses. A floor space ratio (FSR) of 5.1 and a height of 28.2 m (93 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 had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated February 3, 2026, entitled, "CD-1 Text Amendment: 138 East 7th Avenue – Amendments to Update Numbering for Rezoning Conditions in Part 1 of 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 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 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:

- Emily Oswald

The following spoke in opposition to the application:

- Brad Nichol
- Sofia Villarreal

The speakers' list and receipt of public comments closed at 8:06 pm.

Applicant Closing Comments

None.

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 February 3, 2026, entitled "CD-1 Text Amendment: 138 East 7th Avenue – Amendments to Update Numbering for Rezoning Conditions in Part 1 of Appendix B."

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT the application by Pacific Investment Corporation, on behalf of 7th Avenue Investments Ltd., the registered owner of the lands located at 138 East 7th Avenue [*Lots 3 to 5 Block 44 District Lot 200A Plan 197; PIDs 015 551 229, 015-551-237 and 015-551-253 respectively*] to amend the text of CD-1 (511) (Comprehensive Development) District By-law No. 10328, to increase the maximum floor space ratio (FSR) from 3.0 to 5.1 and increase the maximum building height from 18.3 m (60 ft.) to 28.2 m (93 ft.) to permit the development of a six-storey mixed-use building with office and service uses, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Text Amendment: 138 East 7th 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 GWA Architecture, received February 9, 2023, with a resubmission received March 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 February 3, 2026, entitled "CD-1 Text Amendment: 138 East 7th Avenue – Amendments to Update Numbering for Rezoning Conditions in Part 1 of Appendix B", 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. 11359)

3. CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street

An application by the General Manager of Real Estate Services was considered as follows:

Summary: To rezone 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District, to permit a mixed-use development with a 40-storey (west tower) and a 54-storey (east tower) connected with a podium, with 1,089 secured rental units and ground floor commercial space. A maximum floor area of 80,700 sq. m (868,648 sq. ft.), and a maximum building height of 165 m (541 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:

- four pieces of correspondence in support of the application;
- nine pieces of correspondence in opposition to the application; and
- four pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation and, along with staff from Finance and Supply Chain Management, responded to questions.

Applicant Comments

The applicant provided a presentation 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:

- Chris Stepchuk

The speakers' list and receipt of public comments closed at 9:11 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

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 the General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at:
- 1402 Burrard Street [*Lots 1 to 5 and the North 1/3 of Lot 6 Block 120 District Lot 541 Plan 210; PIDs 015-506-380, 015-506-401, 015-506-428, 015-506-444, 015-506-487 and 015-506-541 respectively*],
 - 1430 Burrard Street [*The south 2/3 of Lot 6, north 2/3 of Lot 7, and amended Lot 8 (see 60358L) Block 120 District Lot 541 Plan 210; PIDs 007-796-587, 007-796-668 and 007-796-340 respectively*],
 - 1444 Burrard Street [*Lots 9 and 10 Block 120 District Lot 541 Plan 210; PIDs 007-796-773 and 007-796-862 respectively*],
 - 1460 Burrard Street [*Lots 11 and 12 Block 120 District Lot 541 Plan 210; PIDs 015-506-568 and 015-506-576 respectively*],
 - 1401 Hornby Street [*Lots 30 to 32 Block 120 District Lot 541 Plan 210; PIDs 002-559-544, 002-559-552 and 002-559-579 respectively*],
 - 1441 Hornby Street [*Lots 24 to 29 Block 120 District Lot 541 Plan 210; PIDs 015-506-584, 015-506-592, 013-344-617, 013-344-641, 002-559-480 and 002-559-536 respectively*],
 - 1451 Hornby Street [*PID 002-559-463; Lot 23 Block 120 District Lot 541 Plan 210*], and
 - 900 Pacific Street [*Lots 33 and 34 Block 120 District Lot 541 Plan 210; PIDs 002-559-501 and 002-559-510 respectively*]

to rezone the lands from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 80,700 sq. m (868,648 sq. ft.) and a maximum building height of 165 m (541 ft.) with additional height for the portions of the rooftop amenity, to permit a mixed-use development with a 40-storey (west tower) and a 54-storey (east tower) connected with a podium, with 1,089 secured rental units and ground floor commercial space, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific 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 Diamond Schmitt Architects, received December 3, 2024 and resubmission plans received May 14, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific 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 subject to the 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 January 6, 2026, entitled "CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street", 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 January 6, 2026, entitled "CD-1 Rezoning: 1402-1462 Burrard Street, 1401-1451 Hornby Street and 900 Pacific Street";

FUTHER 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

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the following be added as a new letter:

THAT the proposed CD-1 By-law be amended to include a new definition as follows:

“Below-Market Rental Units” means dwelling units where the maximum starting rents are set at least 20% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

FURTHER THAT the Conditions of Use in the proposed CD-1 By-law be amended to include a new condition as follows:

Conditions of Use

A minimum of 20% of the total dwelling area must be below-market rental units.

AND FURTHER THAT the Conditions of By-law Enactment be amended by adding as a new 2.6:

Part 2 Conditions – Housing

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining

units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by the by-law enacted pursuant to section 565.2 of the *Vancouver Charter* prior to enactment of the rezoning by-law.

LOST (Vote No. 11360)
(Councillors Dominato, Kirby-Yung, Klassen, Maloney, Meiszner, Montague, Zhou, and Mayor Sim opposed)

The amendment having lost, the motion was put and CARRIED (Vote No. 11361) with Councillors Fry and Orr opposed.

* * * * *

On February 3, 2026, during debate on the amendment, it was

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

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm to complete items 3 and 4.

*LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY (Vote No. 11362)
(Councillors Maloney and Orr opposed)*

Subsequently, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Klassen*

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm to complete item 3.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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On February 3, 2026, Council recessed at 10:06 pm and reconvened on February 10, 2026, at 3:00 pm to continue with item 4.

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4. CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street

An application by the General Manager of Real Estate Services was considered as follows:

Summary: To rezone 1405 Main Street and 1510 Quebec Street from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use development with 42-storey (sub-area A) and 25-storey (sub-area B) buildings connected by a six-storey podium, with 780 rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 10.6 and building heights of 129.5 m (425 ft.) and 79.8 m (262 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:

- nine pieces of correspondence in support of the application; and
- 15 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.

Speakers

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

The following spoke in opposition to the application:

- Joan Posivy

The speakers' list and receipt of public comments closed at 3:49 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

- A. THAT the application by General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at 1510 Quebec Street and 1405 Main Street [*Lots 1 and 2 District Lot 2037 Plan 15505; PIDs 007-654-014 and 007-654-065 respectively*] to rezone the lands from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 10.6 and the maximum building height from 22.9 m (75 ft.) to 129.5 m (425 ft.) and 79.8 m (262 ft.) with additional height for the portion with rooftop amenity, to permit the development of a mixed-use development with 42-storey (sub-area A) and 25-storey (sub-area B) buildings connected by a six-storey podium, with 780 rental units, and commercial space on the ground floor, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1405 Main Street and 1510 Quebec 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 Archeology Architecture, received March 17, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1405 Main Street and 1510 Quebec 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 subject to approval in principle of the CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum permitted floor area limits for both the entire Southeast False Creek area and for Area 3C, to establish a floor space ratio maximum for 1405 Main Street and 1510 Quebec Street, and to establish a maximum allowable height for 1405 Main Street and 1510 Quebec Street, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street", also be approved in principle.
- D. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle 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 January 6, 2026, entitled "CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street".
- E. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the amendment to the Noise Control By-law to include the CD-1, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 1405 Main Street and 1510 Quebec Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law, the Sign By-law and the Southeast False Creek Official Development Plan at the time of enactment of the CD-1 By-law.

- F. THAT A to E 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

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the following be added as a new letter:

THAT the proposed CD-1 By-law be amended to include a new definition as follows:

“Below-Market Rental Units” means dwelling units where the maximum starting rents are set at least 20% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

FURTHER THAT the Conditions of Use in the proposed CD-1 By-law be amended to include a new condition as follows:

Conditions of Use

A minimum of 20% of the total dwelling area must be below-market rental units.

AND FURTHER THAT the Conditions of By-law Enactment be amended by adding a new section 2.7:

Part 2 Conditions – Housing

2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building

and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued; (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (e) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (f) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (g) That the applicant will verify the ongoing eligibility of existing tenants in below market rental housing dwelling units every five (5) years after initial occupancy:

- (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
- (ii) There should be at least one occupant per bedroom in the unit.
- (iii) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (h) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

LOST (Vote No. 11381)

(Councillors Dominato, Kirby-Yung, Meiszner, Montague, Zhou and Mayor Sim opposed)

(Councillor Maloney abstained from the vote)

(Councillor Klassen absent for the vote)

AMENDMENT MOVED by Councillor Orr

SECONDED by Councillor Fry

THAT the following be added as a new letter:

THAT section 5.1 in the proposed CD-1 By-law be replaced by the following:

Conditions of Use

- 5.1 The design and layout of at least 35% of the total dwelling units, not including social housing units, must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.1a The design and layout of at least 50% of the total social housing dwelling units must:
 - (a) be suitable for family housing; and

- (b) have 2 or more bedrooms.

FURTHER THAT a new section be added to 6.7 as follows:

Floor Area and Density

- 6.7 A minimum 20% of the total residential floor area must be used for social housing.

AND FURTHER THAT the following be added to Condition 2.7 of the by-law:

1. Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:
 - (i) A minimum of 20% of the total residential floor area, whichever is greater, must be included in the air space parcel and used for social housing, secured to the City's satisfaction, provided always that the number of social housing units must not be less than [insert the number of rental units existing on site], the number of rental units existing on the site prior to [insert application date];
 - (ii) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area in (a);
 - (iii) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the Housing Design and Technical Guidelines and High-Density Housing for Families with Children Guidelines;
 - (iv) Unit design and associated storage and amenity space must be as per the Housing Design and Technical Guidelines and High-Density Housing for Families with Children Guidelines;
 - (v) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development;
 - (vi) Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership

and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

- (vii) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing;
 - (viii) Provide that, as a condition of issuance for the Building Permit, a Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services will be required in an amount equal to the estimated cost to complete and deliver the Social Housing Parcel to the City and it will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02, if the letter of credit is the provided security. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel;
2. Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to enter into a Housing Agreement to secure the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
- (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;
 - (iii) A provision that none of such units will be rented for less than 90 consecutive days at a time;
 - (iv) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and
 - (v) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.
3. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure X residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be

rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: The value of the Letter of Credit or alternative form of security will be determined in the rezoning negotiation or at the Development Permit stage.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

LOST (Vote No. 11382)

(Councillors Dominato, Kirby-Yung, Meiszner, Montague, Zhou and Mayor Sim opposed)

(Councillor Maloney abstained from the vote)

(Councillor Klassen absent for the vote)

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During debate on the motion, Mayor Sim relinquished the Chair to Councillor Dominato for the remainder of the meeting.

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The amendments having lost, the motion was put and CARRIED (Vote No. 11383) with Councillors Fry and Orr opposed, and Councillors Bligh, Klassen and Mayor Sim absent for the vote.

ADJOURNMENT

MOVED by Councillor Meiszner

SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 4:22 pm on February 10, 2026.

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