



PUBLIC HEARING MINUTES

FEBRUARY 5, 2026

A Public Hearing of the City of Vancouver was held on Thursday, February 5, 2026, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. 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 Lisa Dominato
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business, 5:30 to 8:30 pm)
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT

Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Pete Fry (Leave of Absence – Personal Reasons, 6 to 10 pm)
Councillor Sean Orr (Leave of Absence – Civic Business, 6 to 10 pm)

CITY CLERK'S OFFICE:

Lesley Matthews, Acting 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. CD-1 Rezoning: 10 East 11th Avenue

An application by Stuart Howard Architects Inc. was considered as follows:

Summary: To rezone 10 East 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 15-storey mixed-use building containing 115 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 6.8 and a height of 51.0 m (167 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 February 5, 2026, entitled, "CD-1 Rezoning: 10 East 11th Avenue".

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:

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

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation and noted all approvals on this item are to be in accordance with the yellow memorandum dated February 5, 2026, entitled, "CD-1 Rezoning: 10 East 11th Avenue."

Applicant Comments

The Applicant provided opening comments.

Speakers

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

The following spoke in opposition to the application:

- Stephen Lerch
- Mike Hanafin
- Ruth Cherry
- Lewis N Villegas
- Simina Toma
- Marcin Lasinska
- Kerri-Anne Wood

The following provided general comments on the application:

- Glenn Rickard

The speakers list and receipt of public comments closed at 7:04 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments and noted all approvals on this item are to be in accordance with the yellow memorandum dated February 5, 2026, entitled, "CD-1 Rezoning: 10 East 11th Avenue."

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

- A. THAT the application by Stuart Howard Architects Inc., on behalf of Northview Apartments Ltd., the registered owner of the lands located at 10 East 11th Avenue [*Lots 1 and 2 Except the south 6 feet now lane, Block 38 District Lot 302 Plan 198; PIDs 015-630-285 and 015-630-307 respectively*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit a maximum height of 51.0 m (167 ft.) with additional height for the portion with rooftop amenity and a maximum FSR of 6.8 to permit the development of a 15-storey mixed-use building containing ground-level commercial space and 115 rental units, generally as presented in the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 10 East 11th 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 Stuart Howard Architects Ltd. dated January 21, 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 5, 2026, entitled, "CD-1 Rezoning: 10 East 11th Avenue," 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 January 6, 2026, entitled, "CD-1 Rezoning: 10 East 11th 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 January 6, 2026, entitled, "CD-1 Rezoning: 10 East 11th Avenue," be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 10 East 11th 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 of the above-noted report.

- 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. 11376)
(Councillor Kirby-Yung absent for the vote)

2. CD-1 Rezoning: 1613-1625 Nanaimo Street

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 1613-1625 Nanaimo Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building containing 23 rental units, and commercial space

on the ground floor. A floor space ratio (FSR) of 2.80 and a height of 19 m (62 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:

- two pieces of correspondence in support of the application;
- one piece 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 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 and none were present.

The speakers list and receipt of public comments closed at 7:56 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

- A. THAT the application by JTA Development Consultants, on behalf of the Dung Le and Do Thi Nguyen, the registered owners of the lands located at 1613-1625 Nanaimo Street [*Lots 7 and 8 of Lot 2 Block B of Block 140 District Lot 264A Plans 1333 and 1771; PIDs 014-699-907 and 014-699-915 respectively*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.20 to 2.80 and increase the maximum building height from 9.2 m (30 ft.) to 19 m (62 ft.) to permit the development of a five-storey mixed-use building containing 23 rental units and commercial space on the ground floor, generally as presented in the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 1613-1625 Nanaimo 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 Haeccity Studio Architecture, received March 24, 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: 1613-1625 Nanaimo 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 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 January 6, 2026, entitled, "CD-1 Rezoning: 1613-1625 Nanaimo Street," be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 1613-1625 Nanaimo Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- 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. 11377)

3. CD-1 Rezoning: 4967-5017 Main Street

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

Summary: To rezone 4967-5017 Main Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing 31 strata units and 24 rental units. A floor space ratio (FSR) of 2.3 and a height of 18.3 m (60 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 opposition to the application.

Staff Opening Comments

None.

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At this point in the meeting, it was

*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

THAT Council waive the staff presentation for item 3: CD-1 Rezoning: 4967-5017 Main Street.

CARRIED UNANIMOUSLY

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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 8:05 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Maloney

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1227232 B.C. Ltd1., the registered owner of the lands located at 4967, 4987, and 5017 Main Street [*Lots 31 to 29, Block 4 District Lot 637 Plan 8768 PIDs 009-930-701, 009-930-671, and 009-930-612 respectively*] to rezone the lands from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 2.3 and increase the maximum building height from 10.7 m (35 ft.) to 18.3 m (60 ft.) to permit the development of a five-storey residential building containing 31 strata units and 24 rental units, generally as presented in the Referral Report dated January 6, 2026, entitled,

“CD-1 Rezoning: 4967-5017 Main 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 Matthew Cheng Architect Inc., received October 21, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled, “CD-1 Rezoning: 4967-5017 Main 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 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. 11378)

4. CD-1 Rezoning: 1550 West 11th Avenue

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 1550 West 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey mixed-use building containing 160 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 6.80 and a height of 60.2 m (197 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:

- five pieces of correspondence in support of the application; and
- eight pieces of correspondence in opposition to the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation.

Applicant Comments

The Applicant provided opening comments.

Speakers

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

The following spoke in opposition to the application:

- Lewis N Villegas
- Stephen Bohus
- John Kurucz

The speakers list and receipt of public comments closed at 8:43 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

- A. THAT the application by JTA Development Consultants, on behalf of Westwind 1550 Investments Ltd., the registered owners of the lands located at 1550 West 11th Avenue [*The East ½ of Lot 4, East ½ of Lot 5, West ½ of Lot 5 and Lot 6 Block 390 District Lot 526 Plan 991; PIDs 015-013-936, 015-013-961, 015-013-944 and 015-013-995 respectively*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to maintain the maximum floor space ratio (FSR) at 6.80 and decrease the maximum building height from 84.0 m (276 ft.) to 60.2 m (197 ft.) to permit the development of a 17-storey mixed-use building with additional height for a rooftop amenity area, containing 160 rental housing units with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor, generally as presented in the Referral Report dated January 6, 2026, entitled, “CD-1 Rezoning: 1550 West 11th 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 WA Architects Ltd., received February 29, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, of the Referral Report dated January 6, 2026, entitled, “CD-1 Rezoning: 1550 West 11th 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 January 6, 2026, entitled, “CD-1 Rezoning: 1550 West 11th Avenue,” be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 6, 2026, entitled, “CD-1 Rezoning: 1550 West 11th 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 of the above-noted report.

- 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 (Vote No. 11379)
(Councillor Meiszner opposed)

5. CD-1 Rezoning: 8080 Yukon Street

An application by Purpose Driven Development was considered as follows:

Summary: To rezone 8080 Yukon Street from CD-1 (Comprehensive Development) (88) District to a new CD-1 (Comprehensive Development) District, to permit the development of four residential buildings containing 903 social housing units, including a six-storey building for seniors and three other buildings of 26, 28 and 32 storeys. A maximum floor area of 58,190.0 sq. m (626,352 sq. ft.) and a maximum building height of 97.0 m (318 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:

- 39 pieces of correspondence in support of the application;
- 11 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 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:

- Joshua Tiong
- David Olson

The speakers list and receipt of public comments closed at 9:31 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

- A. THAT the application by Purpose Driven Development, on behalf of Kiwanis-Soroptimist (1974) Senior Citizens Housing Society, the registered owner of the lands located at 8080 Yukon Street [*PID 007-690-789; Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358*], to rezone the lands from CD-1 (Comprehensive Development) (88) District By-law No. 4775 to a new CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 58,190.0 sq. m (626,352 sq. ft.) and a maximum building height of 97.0 m (318 ft.), to permit a development of four residential buildings containing 903 social housing units, generally as presented in the Referral Report dated January 6,

2026, entitled, "CD-1 Rezoning: 8080 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 GBL Architects, received January 28, 2025, and resubmission plans received September 12, 2025, and updated December 12, 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: 8080 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 subject to the approval of the new CD-1 By-law, CD-1 (88) 8080 Yukon Street By-law No. 4775 be repealed, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled, "CD-1 Rezoning: 8080 Yukon Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (88) By-law No. 4775 at the time of enactment of the new CD-1 By-law of the above-noted report.

- 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. 11380)

ADJOURNMENT

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:41 pm.

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